

# Local Market Update for August 2022

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



## 87002

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	29	30	+ 3.4%	240	218	- 9.2%
Pending Sales	23	27	+ 17.4%	196	186	- 5.1%
Closed Sales	32	20	- 37.5%	166	185	+ 11.4%
Days on Market Until Sale	13	34	+ 161.5%	25	29	+ 16.0%
Median Sales Price*	\$202,000	\$222,450	+ 10.1%	\$184,950	\$247,900	+ 34.0%
Average Sales Price*	\$212,578	\$263,356	+ 23.9%	\$202,468	\$255,594	+ 26.2%
Percent of List Price Received*	100.3%	97.5%	- 2.8%	99.3%	100.2%	+ 0.9%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

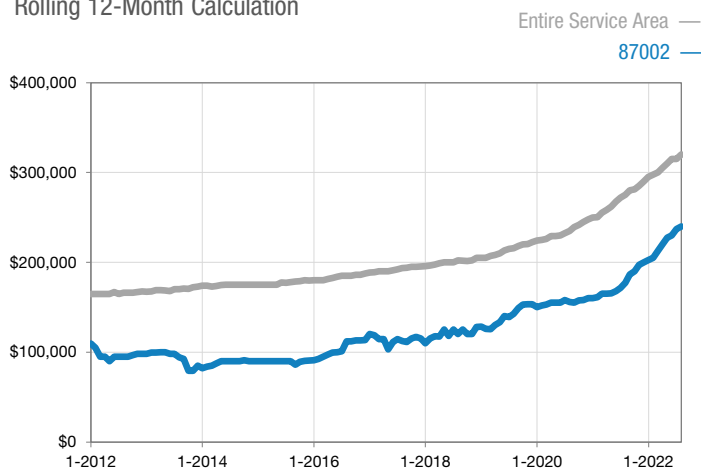
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	3	- 25.0%	21	22	+ 4.8%
Pending Sales	1	2	+ 100.0%	16	19	+ 18.8%
Closed Sales	5	2	- 60.0%	16	22	+ 37.5%
Days on Market Until Sale	9	2	- 77.8%	24	9	- 62.5%
Median Sales Price*	\$157,000	\$147,750	- 5.9%	\$148,750	\$156,750	+ 5.4%
Average Sales Price*	\$149,600	\$147,750	- 1.2%	\$134,715	\$162,777	+ 20.8%
Percent of List Price Received*	101.7%	102.6%	+ 0.9%	100.9%	100.9%	0.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--

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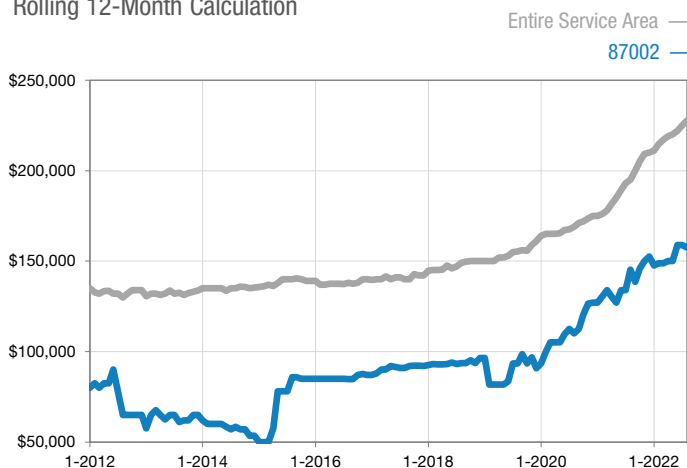
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.