

# Local Market Update for August 2022

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



## 87109

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	37	28	- 24.3%	294	236	- 19.7%
Pending Sales	36	23	- 36.1%	260	203	- 21.9%
Closed Sales	29	24	- 17.2%	239	204	- 14.6%
Days on Market Until Sale	9	8	- 11.1%	11	8	- 27.3%
Median Sales Price*	\$340,000	<b>\$340,000</b>	0.0%	\$325,000	<b>\$356,000</b>	+ 9.5%
Average Sales Price*	\$352,616	<b>\$367,359</b>	+ 4.2%	\$344,437	<b>\$376,795</b>	+ 9.4%
Percent of List Price Received*	100.9%	<b>100.9%</b>	0.0%	101.0%	<b>102.3%</b>	+ 1.3%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

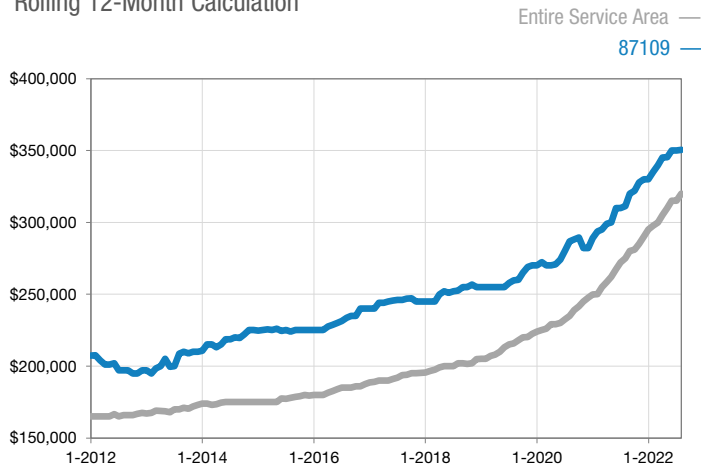
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	27	20	- 25.9%	149	109	- 26.8%
Pending Sales	20	16	- 20.0%	123	103	- 16.3%
Closed Sales	19	16	- 15.8%	118	99	- 16.1%
Days on Market Until Sale	9	12	+ 33.3%	8	16	+ 100.0%
Median Sales Price*	\$242,000	<b>\$243,500</b>	+ 0.6%	\$200,000	<b>\$225,000</b>	+ 12.5%
Average Sales Price*	\$237,921	<b>\$245,875</b>	+ 3.3%	\$194,600	<b>\$223,023</b>	+ 14.6%
Percent of List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	100.5%	<b>101.2%</b>	+ 0.7%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

\* 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.

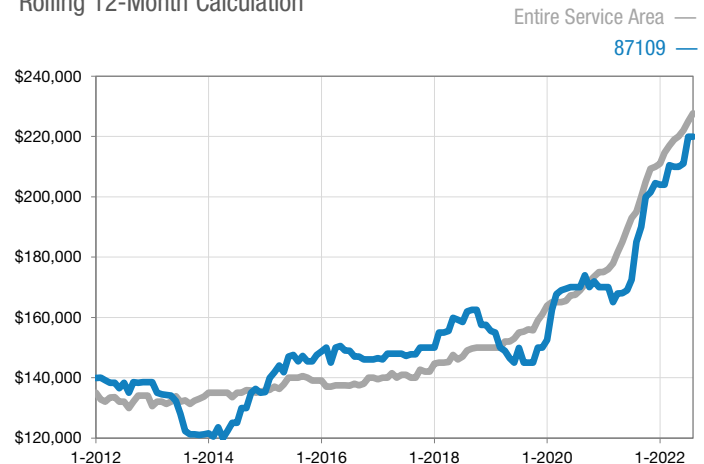
### Median Sales Price - Single-Family Detached

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.