

Local Market Update for August 2022

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	25	17	- 32.0%	221	171	- 22.6%
Pending Sales	30	16	- 46.7%	182	141	- 22.5%
Closed Sales	20	26	+ 30.0%	172	138	- 19.8%
Days on Market Until Sale	10	16	+ 60.0%	18	14	- 22.2%
Median Sales Price*	\$536,200	\$487,950	- 9.0%	\$441,750	\$518,000	+ 17.3%
Average Sales Price*	\$563,530	\$520,804	- 7.6%	\$512,903	\$560,834	+ 9.3%
Percent of List Price Received*	100.4%	99.0%	- 1.4%	100.0%	101.4%	+ 1.4%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

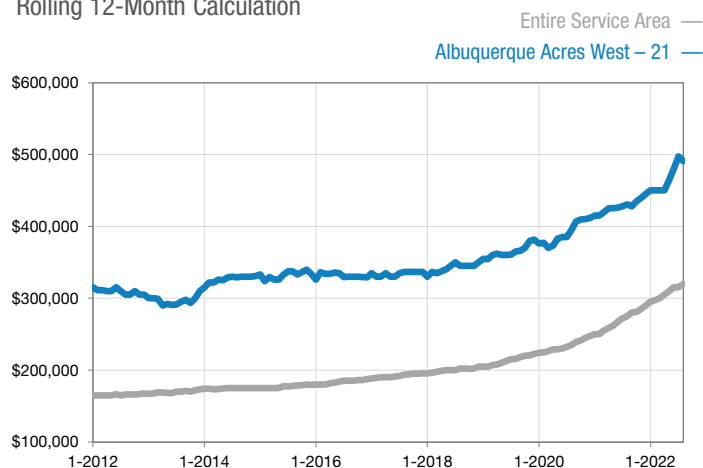
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	0	0.0%	7	5	- 28.6%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Days on Market Until Sale	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$225,000	\$275,000	+ 22.2%	\$347,500	\$295,000	- 15.1%
Average Sales Price*	\$225,000	\$275,000	+ 22.2%	\$317,333	\$312,714	- 1.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	99.8%	103.2%	+ 3.4%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

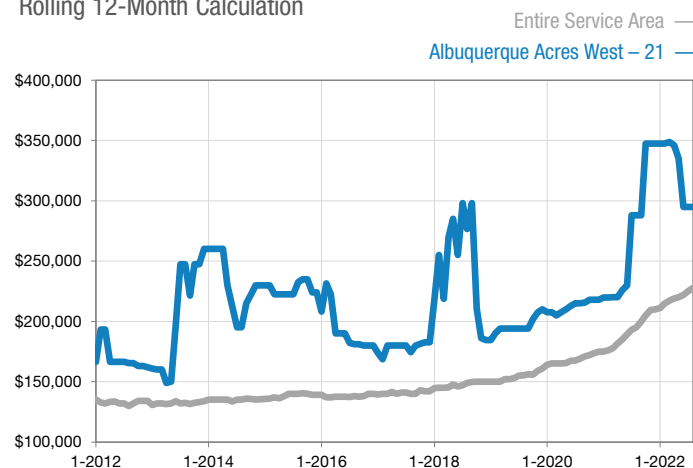
Median Sales Price - Single-Family Detached

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.