

Local Market Update for August 2022

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	31	17	- 45.2%	180	158	- 12.2%
Pending Sales	21	14	- 33.3%	145	126	- 13.1%
Closed Sales	18	11	- 38.9%	144	118	- 18.1%
Days on Market Until Sale	8	7	- 12.5%	22	13	- 40.9%
Median Sales Price*	\$364,950	\$275,000	- 24.6%	\$248,250	\$300,000	+ 20.8%
Average Sales Price*	\$391,487	\$376,318	- 3.9%	\$314,672	\$355,150	+ 12.9%
Percent of List Price Received*	102.8%	99.0%	- 3.7%	100.6%	102.3%	+ 1.7%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

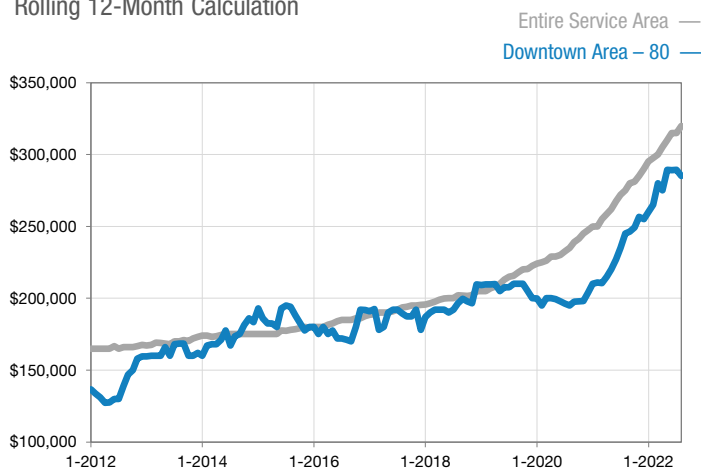
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	5	10	+ 100.0%	87	64	- 26.4%
Pending Sales	9	6	- 33.3%	84	54	- 35.7%
Closed Sales	12	3	- 75.0%	77	57	- 26.0%
Days on Market Until Sale	42	17	- 59.5%	39	15	- 61.5%
Median Sales Price*	\$287,500	\$227,000	- 21.0%	\$266,950	\$260,000	- 2.6%
Average Sales Price*	\$312,867	\$214,333	- 31.5%	\$269,920	\$273,425	+ 1.3%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.8%	100.0%	+ 1.2%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

* 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.

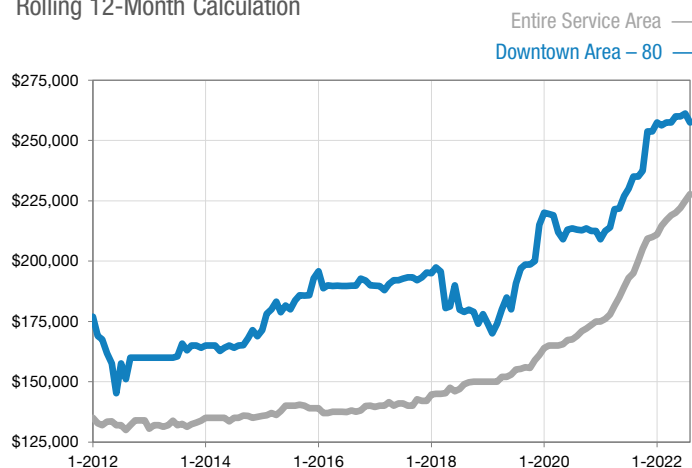
Median Sales Price - Single-Family Detached

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.