

Local Market Update for August 2022

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



87114

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	135	108	- 20.0%	1,062	873	- 17.8%
Pending Sales	120	87	- 27.5%	961	723	- 24.8%
Closed Sales	124	88	- 29.0%	935	704	- 24.7%
Days on Market Until Sale	9	12	+ 33.3%	11	10	- 9.1%
Median Sales Price*	\$297,450	\$343,500	+ 15.5%	\$288,000	\$349,500	+ 21.4%
Average Sales Price*	\$346,747	\$367,117	+ 5.9%	\$319,700	\$384,307	+ 20.2%
Percent of List Price Received*	102.2%	100.8%	- 1.4%	101.6%	102.2%	+ 0.6%
Inventory of Homes for Sale	91	111	+ 22.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

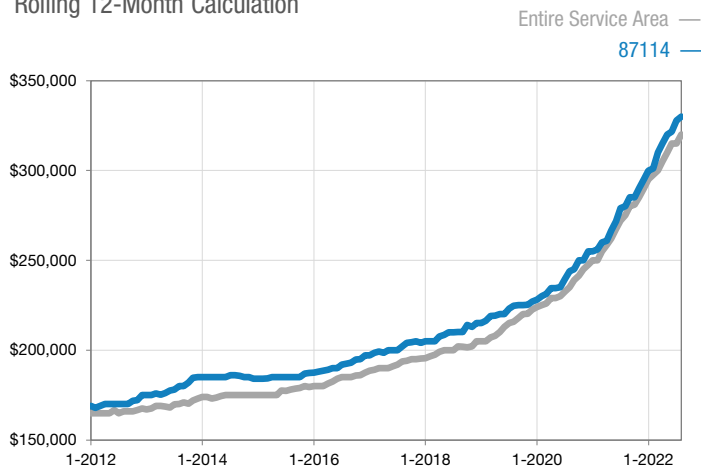
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	9	5	- 44.4%	45	37	- 17.8%
Pending Sales	9	5	- 44.4%	43	34	- 20.9%
Closed Sales	6	1	- 83.3%	39	35	- 10.3%
Days on Market Until Sale	2	3	+ 50.0%	8	2	- 75.0%
Median Sales Price*	\$182,500	\$197,000	+ 7.9%	\$170,000	\$190,000	+ 11.8%
Average Sales Price*	\$177,750	\$197,000	+ 10.8%	\$189,458	\$206,838	+ 9.2%
Percent of List Price Received*	100.2%	104.0%	+ 3.8%	102.3%	103.5%	+ 1.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

* 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.

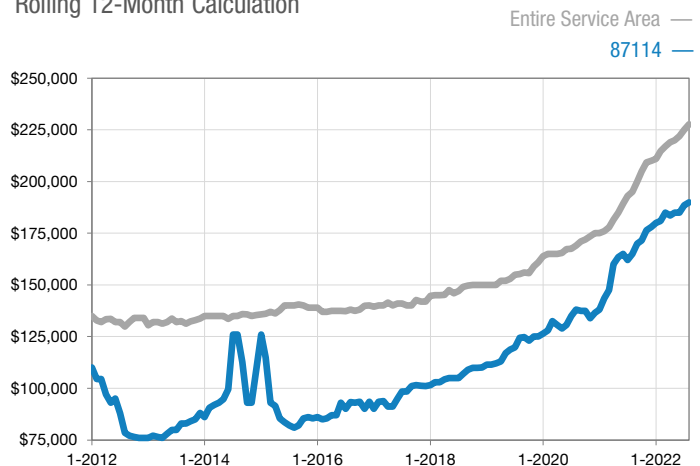
Median Sales Price - Single-Family Detached

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.