

Local Market Update for August 2022

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	58	44	- 24.1%	486	454	- 6.6%
Pending Sales	58	50	- 13.8%	451	403	- 10.6%
Closed Sales	63	52	- 17.5%	432	392	- 9.3%
Days on Market Until Sale	9	9	0.0%	13	9	- 30.8%
Median Sales Price*	\$270,000	\$266,500	- 1.3%	\$245,000	\$285,000	+ 16.3%
Average Sales Price*	\$298,015	\$300,264	+ 0.8%	\$267,321	\$308,667	+ 15.5%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	101.0%	102.3%	+ 1.3%
Inventory of Homes for Sale	45	34	- 24.4%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

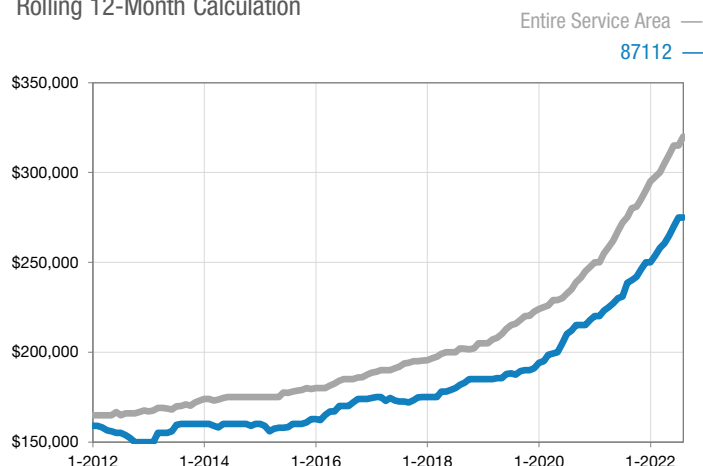
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	6	- 45.5%	73	49	- 32.9%
Pending Sales	10	5	- 50.0%	64	43	- 32.8%
Closed Sales	9	6	- 33.3%	60	43	- 28.3%
Days on Market Until Sale	12	11	- 8.3%	16	6	- 62.5%
Median Sales Price*	\$188,000	\$264,000	+ 40.4%	\$199,500	\$255,000	+ 27.8%
Average Sales Price*	\$180,556	\$269,667	+ 49.4%	\$197,820	\$253,113	+ 28.0%
Percent of List Price Received*	99.6%	102.3%	+ 2.7%	100.9%	102.7%	+ 1.8%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.4	0.7	- 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.

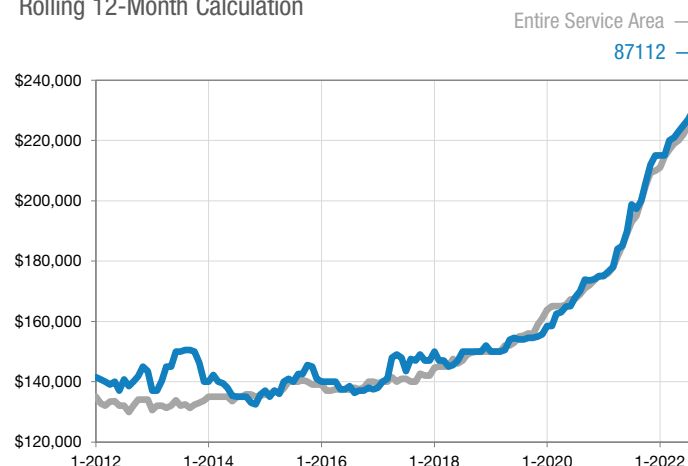
Median Sales Price - Single-Family Detached

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.