

Local Market Update for August 2022

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



87031

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	82	52	- 36.6%	476	485	+ 1.9%
Pending Sales	77	47	- 39.0%	419	380	- 9.3%
Closed Sales	51	39	- 23.5%	374	376	+ 0.5%
Days on Market Until Sale	22	21	- 4.5%	25	23	- 8.0%
Median Sales Price*	\$305,000	\$297,000	- 2.6%	\$255,000	\$290,000	+ 13.7%
Average Sales Price*	\$318,394	\$304,643	- 4.3%	\$270,283	\$314,590	+ 16.4%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	68	118	+ 73.5%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

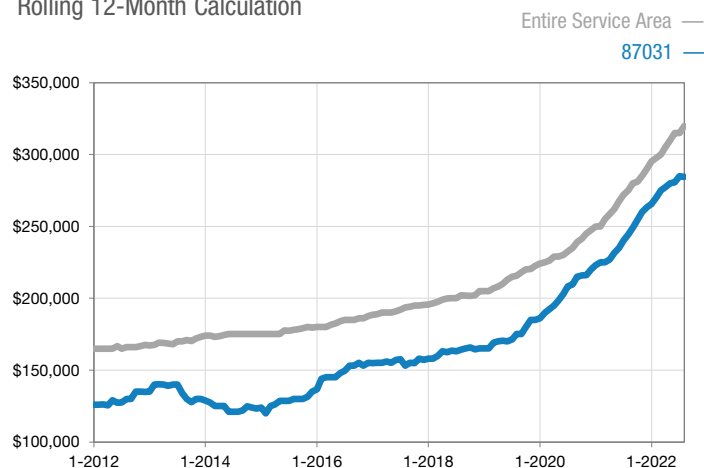
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	8	1	- 87.5%	29	13	- 55.2%
Pending Sales	7	2	- 71.4%	25	13	- 48.0%
Closed Sales	5	0	- 100.0%	20	11	- 45.0%
Days on Market Until Sale	8	--	--	6	6	0.0%
Median Sales Price*	\$175,000	--	--	\$172,500	\$205,900	+ 19.4%
Average Sales Price*	\$170,980	--	--	\$166,128	\$203,282	+ 22.4%
Percent of List Price Received*	102.2%	--	--	101.6%	106.5%	+ 4.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

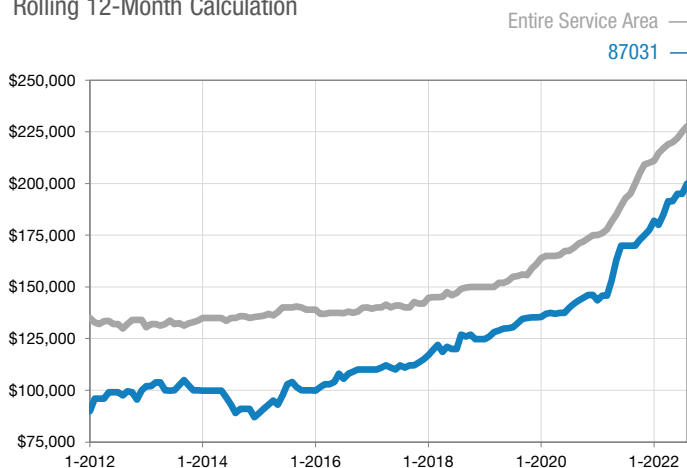
Median Sales Price - Single-Family Detached

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.