

Local Market Update for August 2022

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



87107

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	37	27	- 27.0%	268	264	- 1.5%
Pending Sales	29	36	+ 24.1%	198	201	+ 1.5%
Closed Sales	25	28	+ 12.0%	189	177	- 6.3%
Days on Market Until Sale	9	18	+ 100.0%	21	25	+ 19.0%
Median Sales Price*	\$251,000	\$317,500	+ 26.5%	\$295,000	\$325,000	+ 10.2%
Average Sales Price*	\$357,802	\$446,102	+ 24.7%	\$369,870	\$434,748	+ 17.5%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	100.1%	100.8%	+ 0.7%
Inventory of Homes for Sale	54	48	- 11.1%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--

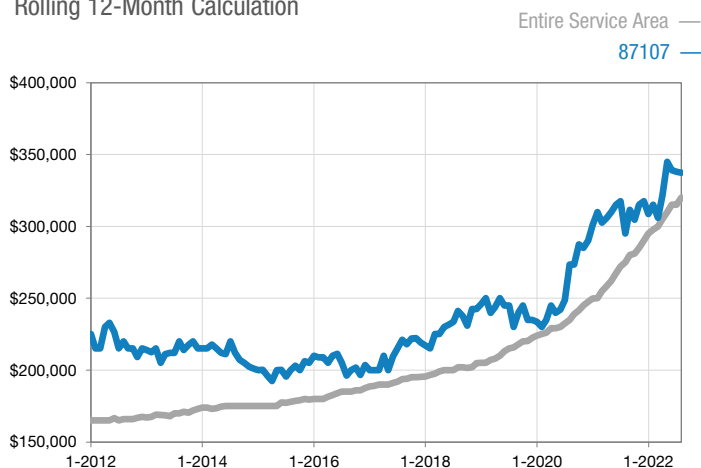
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	6	6	0.0%	54	43	- 20.4%
Pending Sales	5	6	+ 20.0%	45	43	- 4.4%
Closed Sales	9	4	- 55.6%	39	42	+ 7.7%
Days on Market Until Sale	15	12	- 20.0%	10	11	+ 10.0%
Median Sales Price*	\$220,000	\$232,300	+ 5.6%	\$217,500	\$239,500	+ 10.1%
Average Sales Price*	\$215,944	\$232,400	+ 7.6%	\$211,952	\$251,381	+ 18.6%
Percent of List Price Received*	100.6%	99.5%	- 1.1%	101.1%	101.5%	+ 0.4%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--

* 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.

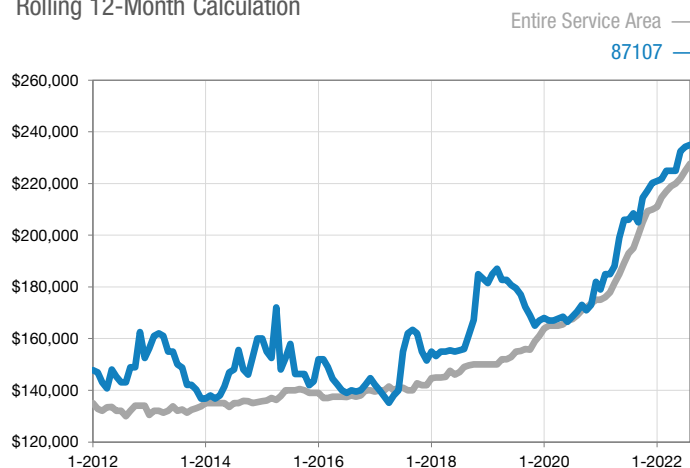
Median Sales Price - Single-Family Detached

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.