

Local Market Update for August 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	21	13	- 38.1%	157	178	+ 13.4%
Pending Sales	19	27	+ 42.1%	129	161	+ 24.8%
Closed Sales	16	16	0.0%	133	144	+ 8.3%
Days on Market Until Sale	22	29	+ 31.8%	20	16	- 20.0%
Median Sales Price*	\$186,500	\$262,000	+ 40.5%	\$185,000	\$218,500	+ 18.1%
Average Sales Price*	\$197,500	\$270,619	+ 37.0%	\$194,585	\$227,673	+ 17.0%
Percent of List Price Received*	98.8%	98.8%	0.0%	100.1%	100.6%	+ 0.5%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

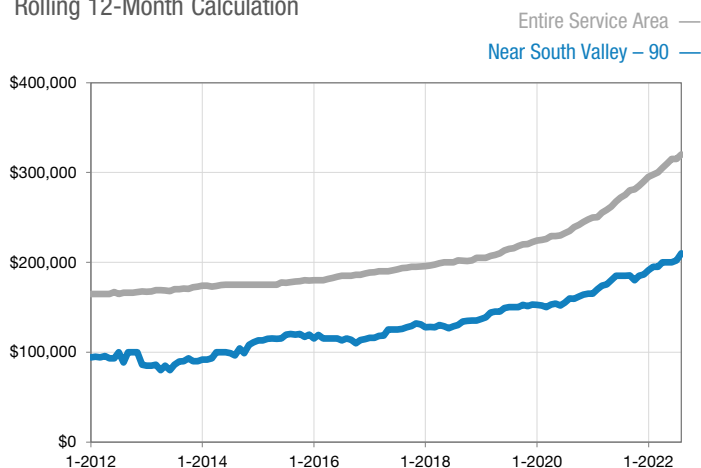
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	4	+ 300.0%	10	19	+ 90.0%
Pending Sales	0	2	--	5	10	+ 100.0%
Closed Sales	1	1	0.0%	5	8	+ 60.0%
Days on Market Until Sale	55	11	- 80.0%	19	8	- 57.9%
Median Sales Price*	\$145,000	\$107,500	- 25.9%	\$155,000	\$144,950	- 6.5%
Average Sales Price*	\$145,000	\$107,500	- 25.9%	\$146,400	\$144,300	- 1.4%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	100.0%	99.6%	- 0.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
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.

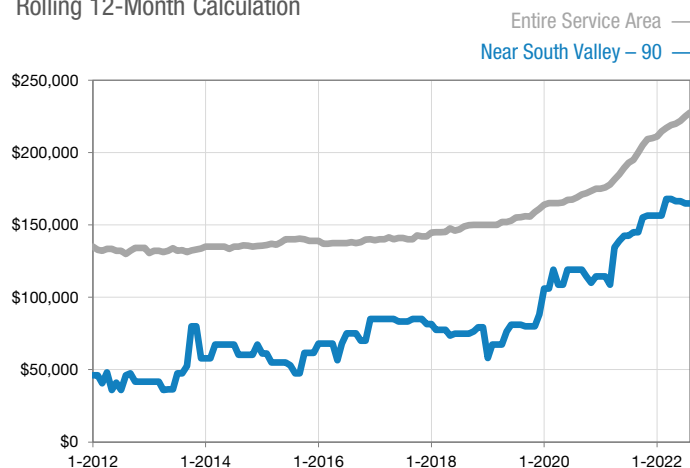
Median Sales Price - Single-Family Detached

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.