

Local Market Update for August 2022

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



87124

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	97	115	+ 18.6%	828	779	- 5.9%
Pending Sales	100	94	- 6.0%	764	648	- 15.2%
Closed Sales	111	90	- 18.9%	727	615	- 15.4%
Days on Market Until Sale	8	13	+ 62.5%	10	11	+ 10.0%
Median Sales Price*	\$295,000	\$355,000	+ 20.3%	\$283,000	\$328,000	+ 15.9%
Average Sales Price*	\$316,761	\$391,243	+ 23.5%	\$306,648	\$363,586	+ 18.6%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	101.5%	101.9%	+ 0.4%
Inventory of Homes for Sale	66	106	+ 60.6%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

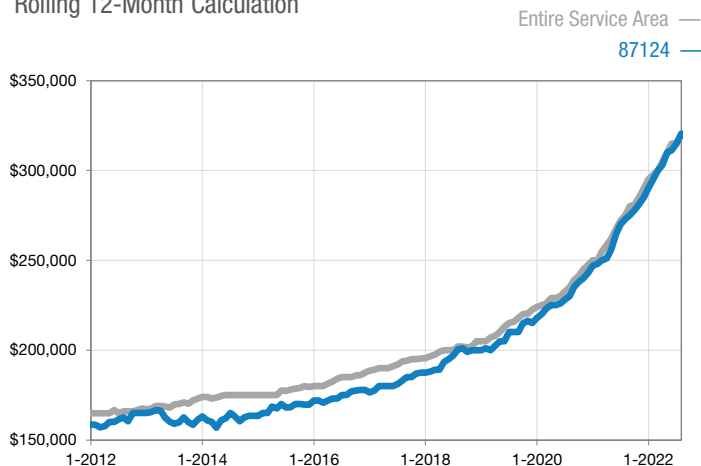
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	14	6	- 57.1%	76	55	- 27.6%
Pending Sales	13	7	- 46.2%	72	52	- 27.8%
Closed Sales	4	7	+ 75.0%	65	49	- 24.6%
Days on Market Until Sale	1	5	+ 400.0%	8	8	0.0%
Median Sales Price*	\$193,750	\$236,500	+ 22.1%	\$150,000	\$235,000	+ 56.7%
Average Sales Price*	\$198,125	\$256,377	+ 29.4%	\$170,488	\$222,212	+ 30.3%
Percent of List Price Received*	104.0%	100.7%	- 3.2%	101.3%	101.8%	+ 0.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 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.

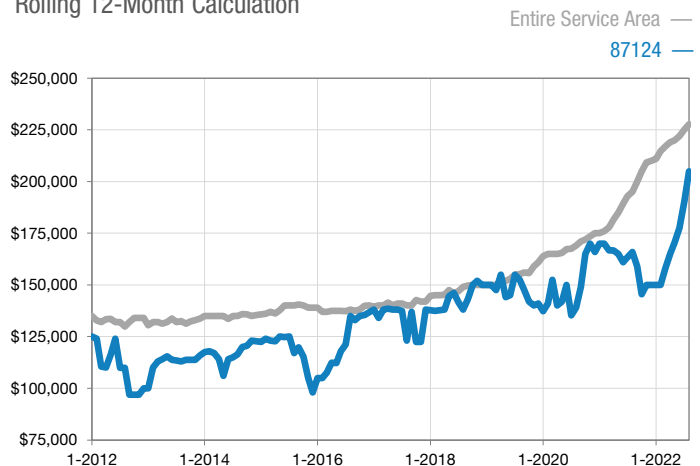
Median Sales Price - Single-Family Detached

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.