

# Local Market Update for August 2022

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



## 87113

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	28	18	- 35.7%	226	157	- 30.5%
Pending Sales	28	15	- 46.4%	184	131	- 28.8%
Closed Sales	20	21	+ 5.0%	175	125	- 28.6%
Days on Market Until Sale	9	16	+ 77.8%	14	18	+ 28.6%
Median Sales Price*	\$390,000	\$460,000	+ 17.9%	\$355,000	\$440,000	+ 23.9%
Average Sales Price*	\$445,686	\$471,233	+ 5.7%	\$386,810	\$470,843	+ 21.7%
Percent of List Price Received*	101.4%	99.1%	- 2.3%	100.3%	102.0%	+ 1.7%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

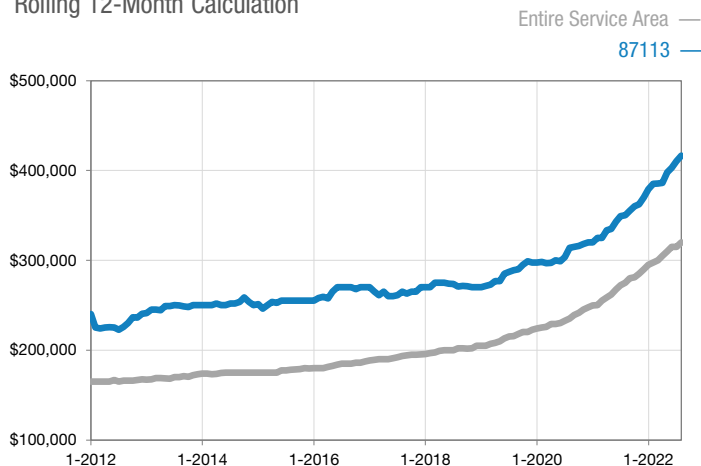
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	1	--	24	20	- 16.7%
Pending Sales	1	0	- 100.0%	24	19	- 20.8%
Closed Sales	5	1	- 80.0%	23	20	- 13.0%
Days on Market Until Sale	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$201,500	\$275,000	+ 36.5%	\$185,000	\$238,000	+ 28.6%
Average Sales Price*	\$193,300	\$275,000	+ 42.3%	\$184,630	\$248,525	+ 34.6%
Percent of List Price Received*	101.1%	100.0%	- 1.1%	102.9%	103.8%	+ 0.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--

\* 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.

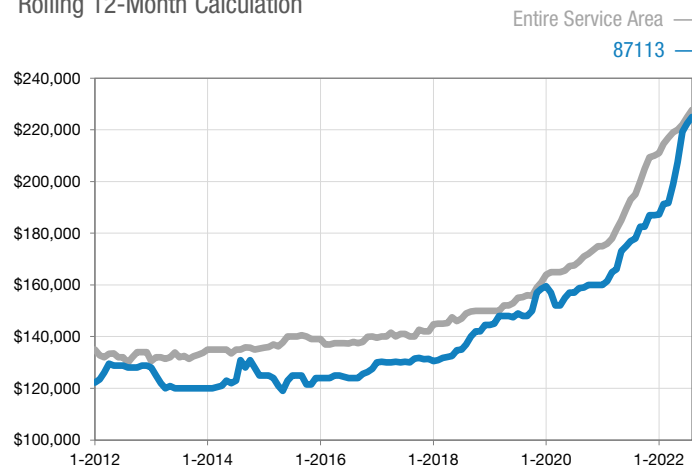
### Median Sales Price - Single-Family Detached

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.