

Local Market Update for August 2022

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	65	39	- 40.0%	494	383	- 22.5%
Pending Sales	57	42	- 26.3%	448	339	- 24.3%
Closed Sales	65	47	- 27.7%	423	336	- 20.6%
Days on Market Until Sale	21	14	- 33.3%	19	12	- 36.8%
Median Sales Price*	\$310,000	\$334,000	+ 7.7%	\$300,000	\$333,500	+ 11.2%
Average Sales Price*	\$318,628	\$337,829	+ 6.0%	\$311,546	\$350,742	+ 12.6%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	100.7%	101.8%	+ 1.1%
Inventory of Homes for Sale	42	42	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

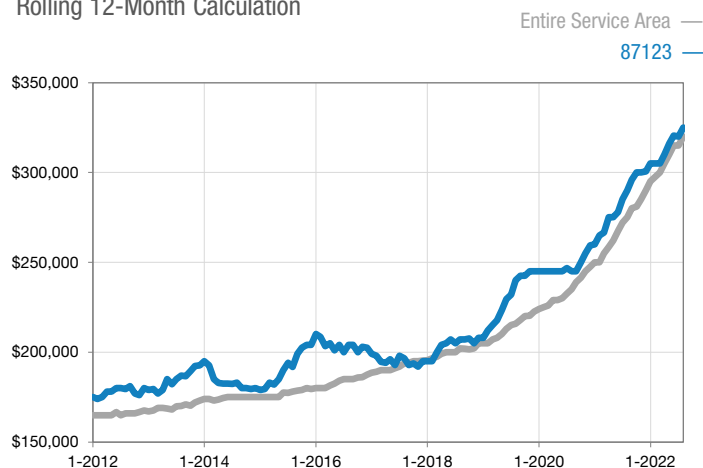
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	16	2	- 87.5%	144	74	- 48.6%
Pending Sales	8	6	- 25.0%	124	78	- 37.1%
Closed Sales	15	11	- 26.7%	106	80	- 24.5%
Days on Market Until Sale	5	4	- 20.0%	9	12	+ 33.3%
Median Sales Price*	\$230,000	\$255,000	+ 10.9%	\$225,000	\$264,000	+ 17.3%
Average Sales Price*	\$227,567	\$251,673	+ 10.6%	\$226,701	\$268,291	+ 18.3%
Percent of List Price Received*	101.3%	101.3%	0.0%	100.6%	102.7%	+ 2.1%
Inventory of Homes for Sale	19	1	- 94.7%	--	--	--
Months Supply of Inventory	1.4	0.1	- 92.9%	--	--	--

* 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.

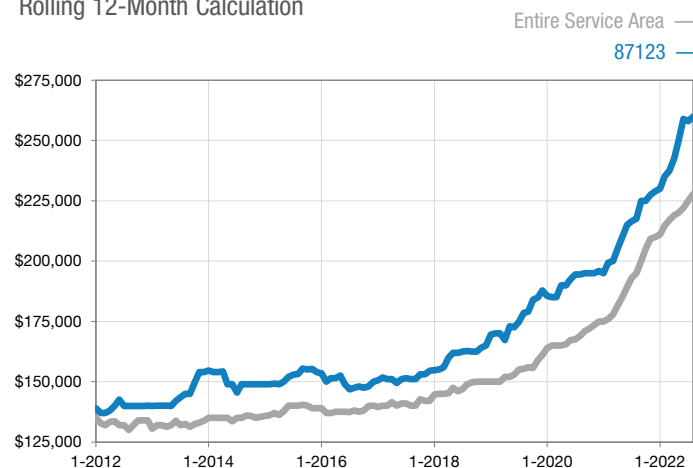
Median Sales Price - Single-Family Detached

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.