

Local Market Update for August 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	26	21	- 19.2%	230	206	- 10.4%
Pending Sales	22	30	+ 36.4%	182	164	- 9.9%
Closed Sales	19	27	+ 42.1%	178	156	- 12.4%
Days on Market Until Sale	9	21	+ 133.3%	20	25	+ 25.0%
Median Sales Price*	\$210,000	\$307,000	+ 46.2%	\$270,000	\$300,000	+ 11.1%
Average Sales Price*	\$321,200	\$360,892	+ 12.4%	\$326,264	\$354,971	+ 8.8%
Percent of List Price Received*	101.2%	97.7%	- 3.5%	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	42	26	- 38.1%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--

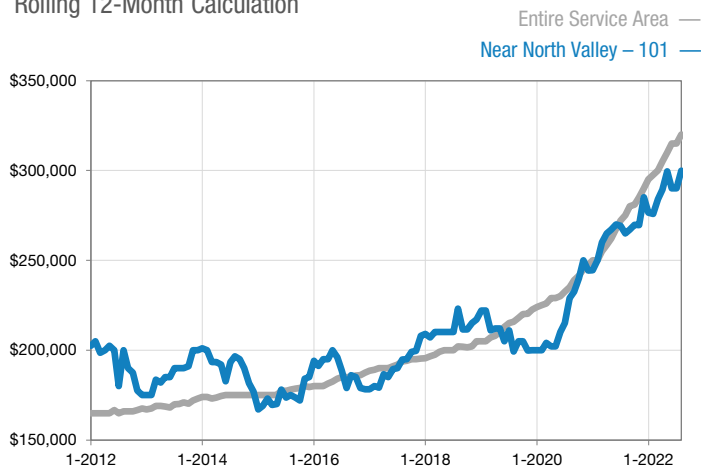
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	7	4	- 42.9%	56	37	- 33.9%
Pending Sales	9	5	- 44.4%	48	40	- 16.7%
Closed Sales	11	4	- 63.6%	37	40	+ 8.1%
Days on Market Until Sale	12	14	+ 16.7%	11	13	+ 18.2%
Median Sales Price*	\$220,000	\$247,450	+ 12.5%	\$219,225	\$243,771	+ 11.2%
Average Sales Price*	\$236,455	\$244,875	+ 3.6%	\$222,723	\$283,867	+ 27.5%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	100.8%	101.7%	+ 0.9%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

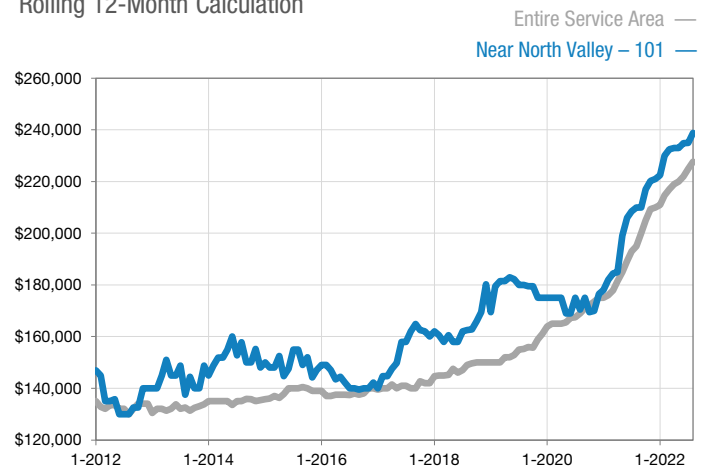
Median Sales Price - Single-Family Detached

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.