

# Local Market Update for August 2022

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



## 87110

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	75	49	- 34.7%	515	420	- 18.4%
Pending Sales	63	45	- 28.6%	452	361	- 20.1%
Closed Sales	57	53	- 7.0%	423	365	- 13.7%
Days on Market Until Sale	13	13	0.0%	15	11	- 26.7%
Median Sales Price*	\$265,000	<b>\$269,000</b>	+ 1.5%	\$260,000	<b>\$285,000</b>	+ 9.6%
Average Sales Price*	\$270,718	<b>\$289,228</b>	+ 6.8%	\$285,357	<b>\$310,243</b>	+ 8.7%
Percent of List Price Received*	99.8%	<b>99.4%</b>	- 0.4%	100.8%	<b>101.6%</b>	+ 0.8%
Inventory of Homes for Sale	52	42	- 19.2%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

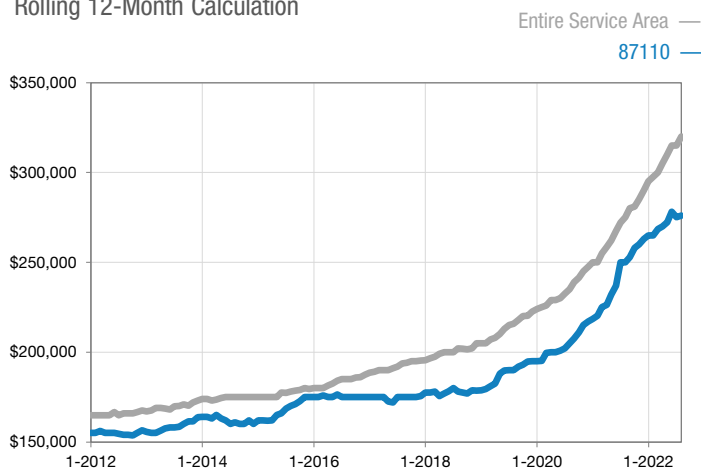
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	8	11	+ 37.5%	39	47	+ 20.5%
Pending Sales	7	9	+ 28.6%	34	47	+ 38.2%
Closed Sales	12	5	- 58.3%	38	40	+ 5.3%
Days on Market Until Sale	12	9	- 25.0%	11	13	+ 18.2%
Median Sales Price*	\$128,500	<b>\$108,000</b>	- 16.0%	\$123,125	<b>\$145,500</b>	+ 18.2%
Average Sales Price*	\$148,163	<b>\$156,200</b>	+ 5.4%	\$131,574	<b>\$178,183</b>	+ 35.4%
Percent of List Price Received*	99.0%	<b>99.6%</b>	+ 0.6%	99.6%	<b>103.1%</b>	+ 3.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

\* 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.

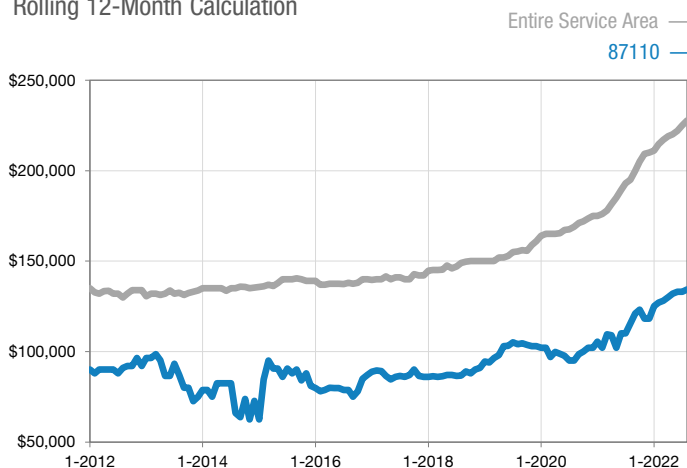
### Median Sales Price - Single-Family Detached

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.