

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	74	56	- 24.3%	635	514	- 19.1%
Pending Sales	77	60	- 22.1%	593	446	- 24.8%
Closed Sales	85	56	- 34.1%	571	438	- 23.3%
Days on Market Until Sale	8	16	+ 100.0%	15	11	- 26.7%
Median Sales Price*	\$367,500	\$437,000	+ 18.9%	\$361,500	\$425,000	+ 17.6%
Average Sales Price*	\$435,867	\$505,332	+ 15.9%	\$424,479	\$506,309	+ 19.3%
Percent of List Price Received*	100.8%	99.5%	- 1.3%	101.1%	102.4%	+ 1.3%
Inventory of Homes for Sale	54	48	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

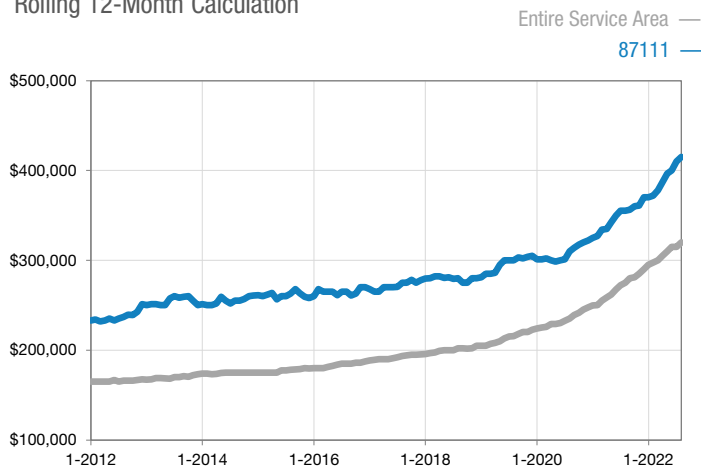
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	20	18	- 10.0%	156	123	- 21.2%
Pending Sales	16	13	- 18.8%	140	109	- 22.1%
Closed Sales	23	15	- 34.8%	144	103	- 28.5%
Days on Market Until Sale	8	8	0.0%	13	6	- 53.8%
Median Sales Price*	\$260,000	\$302,500	+ 16.3%	\$246,000	\$300,000	+ 22.0%
Average Sales Price*	\$264,996	\$298,100	+ 12.5%	\$254,682	\$300,695	+ 18.1%
Percent of List Price Received*	102.0%	102.9%	+ 0.9%	101.4%	103.8%	+ 2.4%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
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.

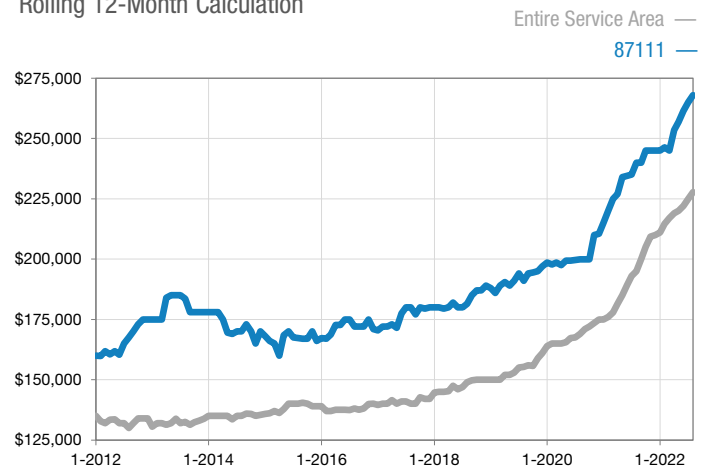
Median Sales Price - Single-Family Detached

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.