

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	84	88	+ 4.8%	689	667	- 3.2%
Pending Sales	73	75	+ 2.7%	625	577	- 7.7%
Closed Sales	64	86	+ 34.4%	606	552	- 8.9%
Days on Market Until Sale	7	12	+ 71.4%	7	9	+ 28.6%
Median Sales Price*	\$224,800	\$258,000	+ 14.8%	\$214,000	\$252,000	+ 17.8%
Average Sales Price*	\$232,007	\$266,441	+ 14.8%	\$215,823	\$258,197	+ 19.6%
Percent of List Price Received*	102.5%	101.5%	- 1.0%	102.1%	102.3%	+ 0.2%
Inventory of Homes for Sale	68	68	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

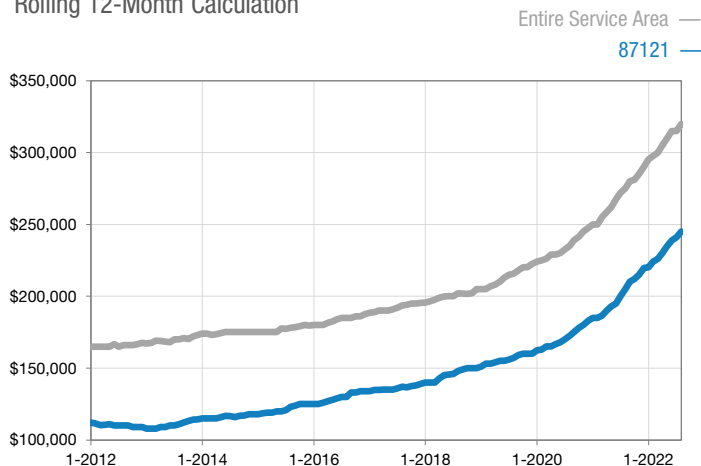
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	2	2	0.0%	16	16	0.0%
Pending Sales	1	3	+ 200.0%	13	19	+ 46.2%
Closed Sales	2	2	0.0%	17	16	- 5.9%
Days on Market Until Sale	3	11	+ 266.7%	5	5	0.0%
Median Sales Price*	\$158,250	\$162,500	+ 2.7%	\$167,500	\$193,000	+ 15.2%
Average Sales Price*	\$158,250	\$162,500	+ 2.7%	\$171,614	\$198,375	+ 15.6%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	101.0%	103.7%	+ 2.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

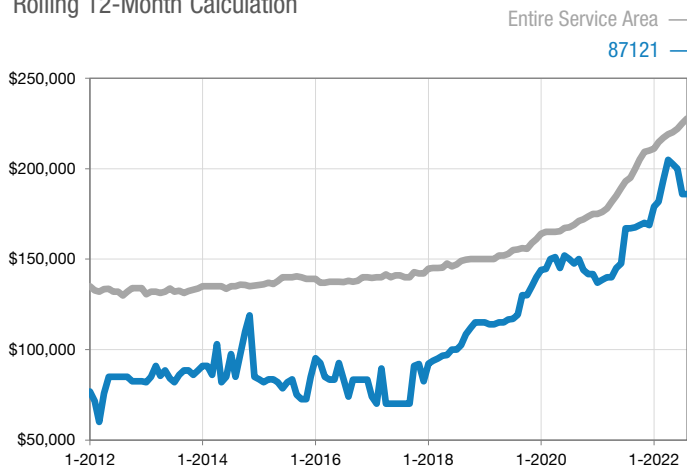
Median Sales Price - Single-Family Detached

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.