

# Local Market Update for August 2022

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



## 87102

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	18	15	- 16.7%	132	132	0.0%
Pending Sales	12	13	+ 8.3%	113	102	- 9.7%
Closed Sales	8	6	- 25.0%	112	90	- 19.6%
Days on Market Until Sale	7	4	- 42.9%	28	11	- 60.7%
Median Sales Price*	\$202,500	<b>\$232,500</b>	+ 14.8%	\$183,000	<b>\$239,950</b>	+ 31.1%
Average Sales Price*	\$215,613	<b>\$267,083</b>	+ 23.9%	\$216,055	<b>\$251,220</b>	+ 16.3%
Percent of List Price Received*	100.8%	<b>98.1%</b>	- 2.7%	100.1%	<b>102.4%</b>	+ 2.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

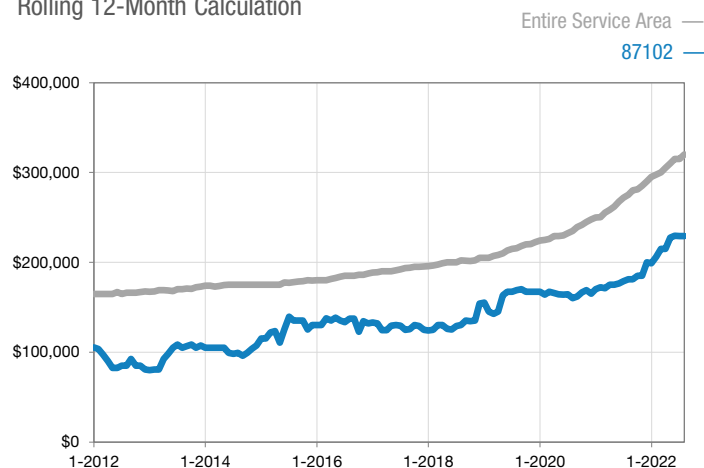
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	4	7	+ 75.0%	66	49	- 25.8%
Pending Sales	7	5	- 28.6%	62	40	- 35.5%
Closed Sales	9	2	- 77.8%	57	42	- 26.3%
Days on Market Until Sale	36	24	- 33.3%	47	14	- 70.2%
Median Sales Price*	\$271,000	<b>\$191,500</b>	- 29.3%	\$234,900	<b>\$254,500</b>	+ 8.3%
Average Sales Price*	\$281,044	<b>\$191,500</b>	- 31.9%	\$252,309	<b>\$264,422</b>	+ 4.8%
Percent of List Price Received*	99.5%	<b>95.9%</b>	- 3.6%	98.7%	<b>99.5%</b>	+ 0.8%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

\* 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.

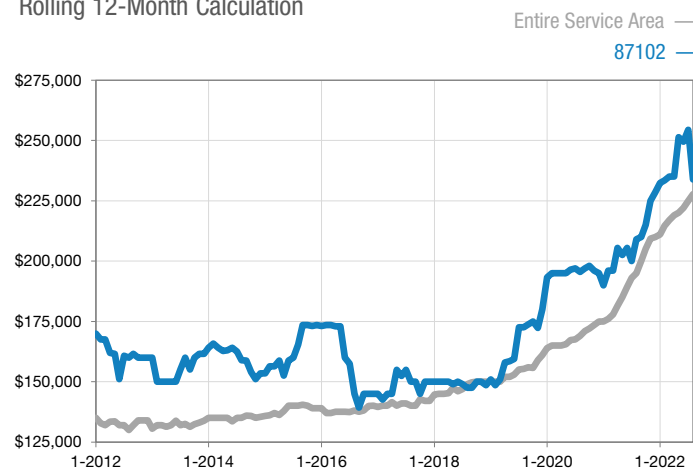
### Median Sales Price - Single-Family Detached

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.