

Local Market Update for August 2022

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	101	66	- 34.7%	750	657	- 12.4%
Pending Sales	89	79	- 11.2%	687	579	- 15.7%
Closed Sales	97	77	- 20.6%	674	565	- 16.2%
Days on Market Until Sale	14	11	- 21.4%	12	8	- 33.3%
Median Sales Price*	\$251,000	\$265,000	+ 5.6%	\$240,685	\$275,000	+ 14.3%
Average Sales Price*	\$265,877	\$278,603	+ 4.8%	\$253,325	\$284,879	+ 12.5%
Percent of List Price Received*	100.4%	99.3%	- 1.1%	101.3%	102.5%	+ 1.2%
Inventory of Homes for Sale	67	50	- 25.4%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

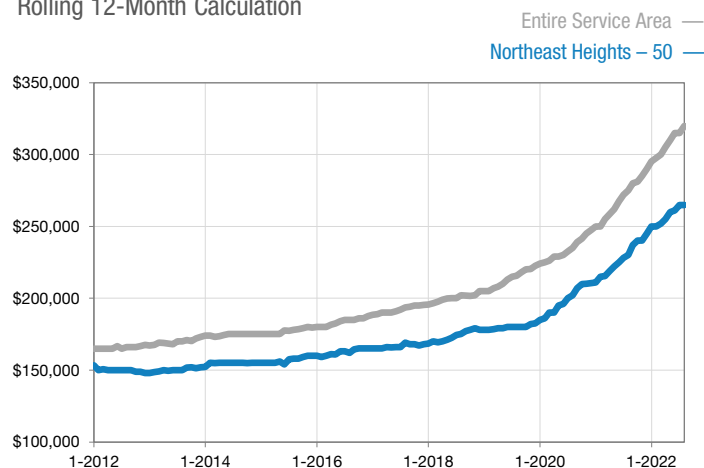
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	15	10	- 33.3%	109	83	- 23.9%
Pending Sales	10	8	- 20.0%	103	76	- 26.2%
Closed Sales	16	11	- 31.3%	107	73	- 31.8%
Days on Market Until Sale	9	9	0.0%	17	6	- 64.7%
Median Sales Price*	\$221,000	\$242,400	+ 9.7%	\$205,000	\$250,000	+ 22.0%
Average Sales Price*	\$206,400	\$243,218	+ 17.8%	\$201,760	\$237,289	+ 17.6%
Percent of List Price Received*	101.1%	101.9%	+ 0.8%	100.7%	103.7%	+ 3.0%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.0	0.5	- 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.

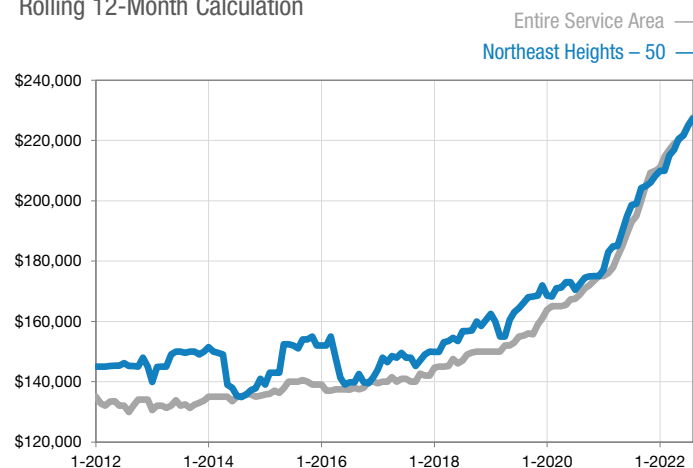
Median Sales Price - Single-Family Detached

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.