

Local Market Update for August 2022

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



87104

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	20	10	- 50.0%	124	92	- 25.8%
Pending Sales	13	9	- 30.8%	100	77	- 23.0%
Closed Sales	16	10	- 37.5%	100	81	- 19.0%
Days on Market Until Sale	10	17	+ 70.0%	20	20	0.0%
Median Sales Price*	\$393,500	\$478,119	+ 21.5%	\$386,000	\$449,990	+ 16.6%
Average Sales Price*	\$423,804	\$446,424	+ 5.3%	\$415,684	\$470,773	+ 13.3%
Percent of List Price Received*	102.1%	98.3%	- 3.7%	100.4%	100.6%	+ 0.2%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

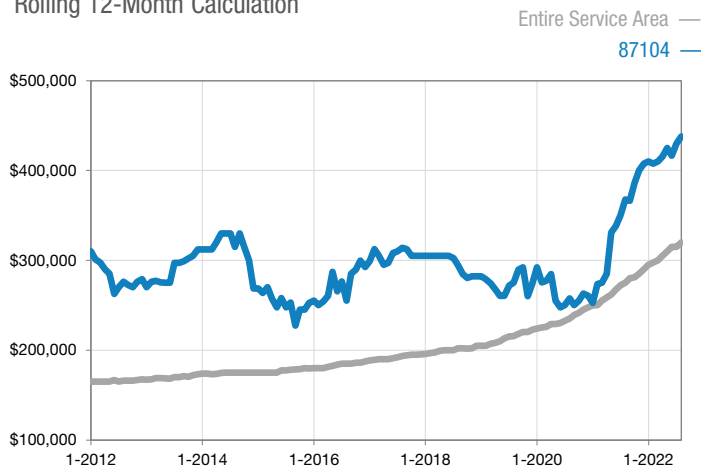
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	3	3	0.0%	32	20	- 37.5%
Pending Sales	6	1	- 83.3%	31	21	- 32.3%
Closed Sales	5	2	- 60.0%	25	23	- 8.0%
Days on Market Until Sale	39	7	- 82.1%	14	13	- 7.1%
Median Sales Price*	\$355,000	\$249,950	- 29.6%	\$285,000	\$262,500	- 7.9%
Average Sales Price*	\$386,900	\$249,950	- 35.4%	\$305,188	\$315,134	+ 3.3%
Percent of List Price Received*	97.7%	102.2%	+ 4.6%	99.7%	101.6%	+ 1.9%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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.

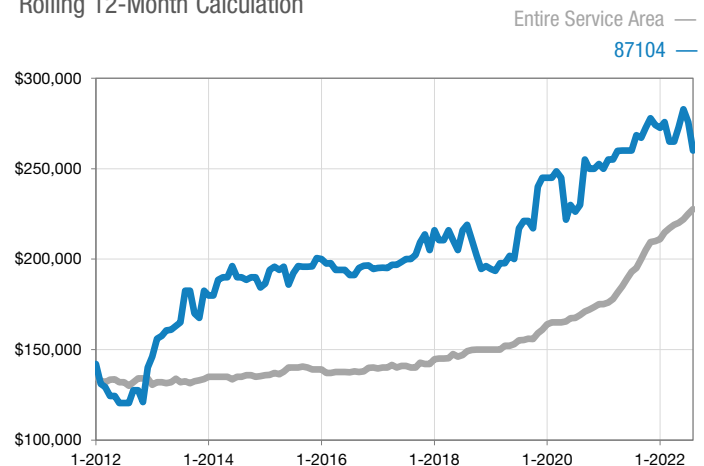
Median Sales Price - Single-Family Detached

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.