

Local Market Update for August 2022

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	85	70	- 17.6%	674	663	- 1.6%
Pending Sales	69	68	- 1.4%	585	549	- 6.2%
Closed Sales	71	60	- 15.5%	567	529	- 6.7%
Days on Market Until Sale	10	12	+ 20.0%	15	16	+ 6.7%
Median Sales Price*	\$335,000	\$383,000	+ 14.3%	\$319,900	\$393,000	+ 22.9%
Average Sales Price*	\$357,287	\$409,337	+ 14.6%	\$346,412	\$433,350	+ 25.1%
Percent of List Price Received*	100.8%	99.8%	- 1.0%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	78	86	+ 10.3%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--

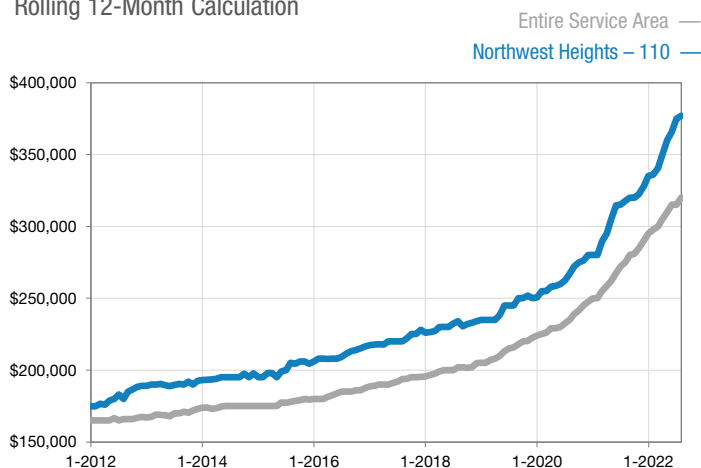
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	6	3	- 50.0%	45	37	- 17.8%
Pending Sales	3	3	0.0%	41	35	- 14.6%
Closed Sales	9	7	- 22.2%	40	35	- 12.5%
Days on Market Until Sale	8	16	+ 100.0%	20	8	- 60.0%
Median Sales Price*	\$219,000	\$366,000	+ 67.1%	\$218,500	\$285,000	+ 30.4%
Average Sales Price*	\$256,389	\$360,843	+ 40.7%	\$251,287	\$308,354	+ 22.7%
Percent of List Price Received*	103.5%	97.6%	- 5.7%	101.2%	102.3%	+ 1.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

* 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.

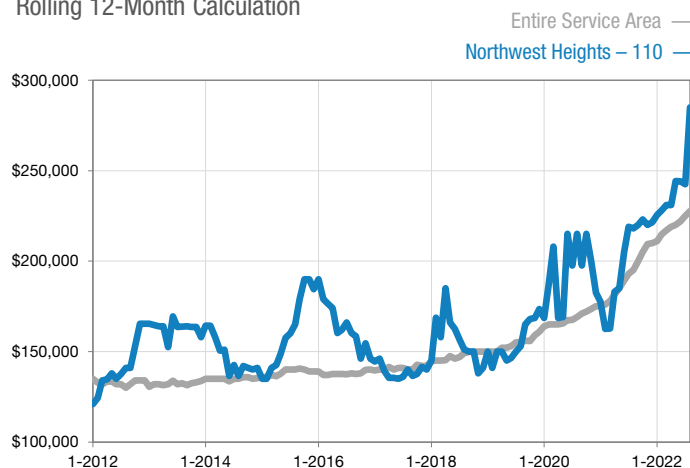
Median Sales Price - Single-Family Detached

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.