

Local Market Update for August 2022

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



87120

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	129	96	- 25.6%	981	826	- 15.8%
Pending Sales	111	88	- 20.7%	876	713	- 18.6%
Closed Sales	110	82	- 25.5%	836	705	- 15.7%
Days on Market Until Sale	9	10	+ 11.1%	13	13	0.0%
Median Sales Price*	\$310,000	\$354,050	+ 14.2%	\$286,000	\$350,000	+ 22.4%
Average Sales Price*	\$335,180	\$388,904	+ 16.0%	\$318,649	\$395,361	+ 24.1%
Percent of List Price Received*	101.5%	100.6%	- 0.9%	101.3%	102.2%	+ 0.9%
Inventory of Homes for Sale	95	92	- 3.2%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

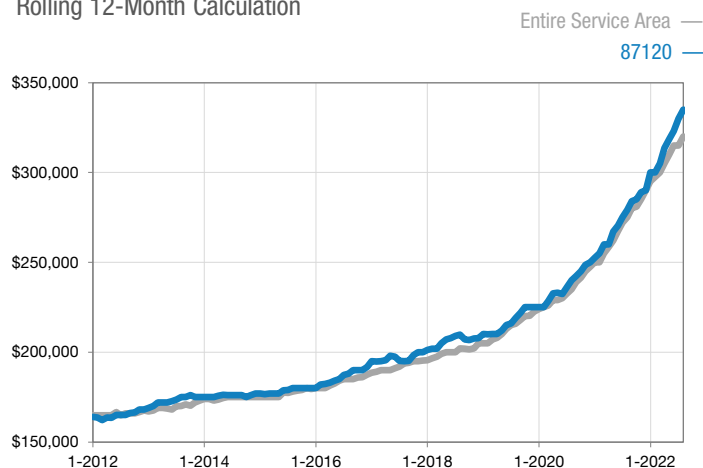
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	17	13	- 23.5%	133	107	- 19.5%
Pending Sales	16	13	- 18.8%	124	102	- 17.7%
Closed Sales	21	16	- 23.8%	119	102	- 14.3%
Days on Market Until Sale	6	11	+ 83.3%	11	7	- 36.4%
Median Sales Price*	\$211,500	\$258,000	+ 22.0%	\$191,000	\$229,500	+ 20.2%
Average Sales Price*	\$229,357	\$293,119	+ 27.8%	\$213,718	\$254,450	+ 19.1%
Percent of List Price Received*	103.3%	100.7%	- 2.5%	101.8%	103.4%	+ 1.6%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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.

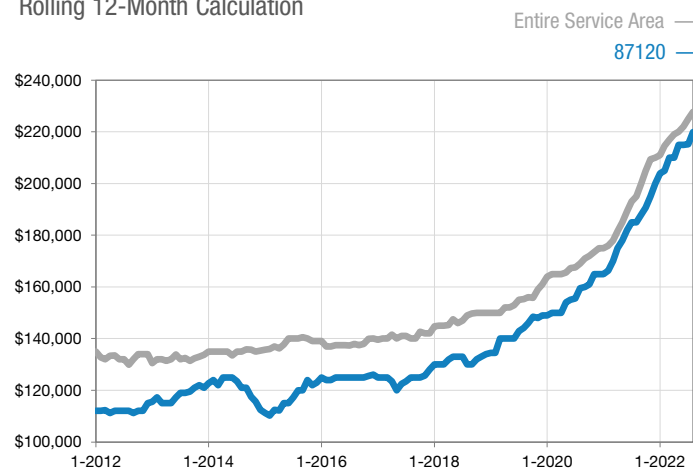
Median Sales Price - Single-Family Detached

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.