

Local Market Update for August 2022

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	30	19	- 36.7%	195	164	- 15.9%
Pending Sales	19	18	- 5.3%	177	134	- 24.3%
Closed Sales	21	17	- 19.0%	183	131	- 28.4%
Days on Market Until Sale	12	12	0.0%	22	14	- 36.4%
Median Sales Price*	\$279,800	\$380,000	+ 35.8%	\$255,000	\$345,000	+ 35.3%
Average Sales Price*	\$305,038	\$389,935	+ 27.8%	\$276,922	\$378,684	+ 36.7%
Percent of List Price Received*	101.6%	99.4%	- 2.2%	100.6%	102.3%	+ 1.7%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

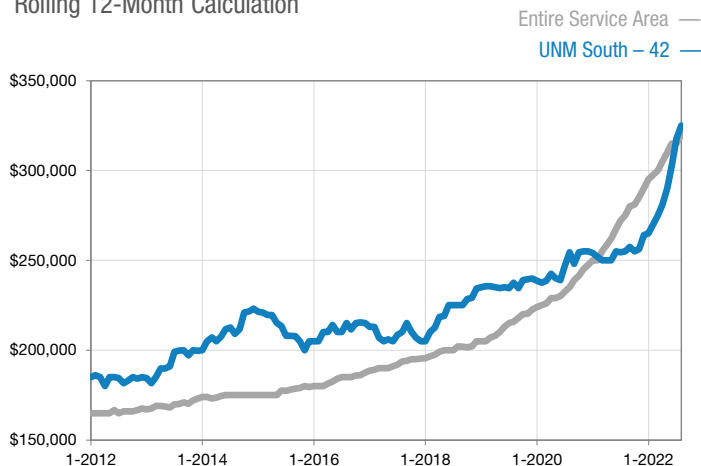
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	1	- 90.9%	36	31	- 13.9%
Pending Sales	6	1	- 83.3%	31	26	- 16.1%
Closed Sales	6	3	- 50.0%	31	27	- 12.9%
Days on Market Until Sale	24	6	- 75.0%	40	11	- 72.5%
Median Sales Price*	\$212,500	\$253,000	+ 19.1%	\$230,000	\$165,000	- 28.3%
Average Sales Price*	\$189,483	\$232,967	+ 22.9%	\$229,110	\$203,644	- 11.1%
Percent of List Price Received*	99.2%	96.2%	- 3.0%	97.7%	99.0%	+ 1.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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.

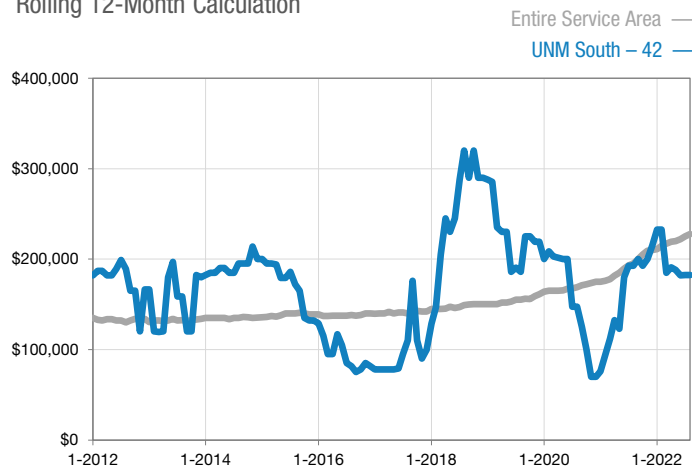
Median Sales Price - Single-Family Detached

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.