

# Local Market Update for August 2022

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	17	7	- 58.8%	66	54	- 18.2%
Pending Sales	8	7	- 12.5%	42	52	+ 23.8%
Closed Sales	4	7	+ 75.0%	38	49	+ 28.9%
Days on Market Until Sale	39	32	- 17.9%	31	29	- 6.5%
Median Sales Price*	\$399,950	<b>\$315,000</b>	- 21.2%	\$391,200	<b>\$365,000</b>	- 6.7%
Average Sales Price*	\$454,850	<b>\$317,429</b>	- 30.2%	\$388,429	<b>\$385,603</b>	- 0.7%
Percent of List Price Received*	99.8%	<b>96.0%</b>	- 3.8%	99.5%	<b>98.7%</b>	- 0.8%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	2.9	<b>1.0</b>	- 65.5%	--	--	--

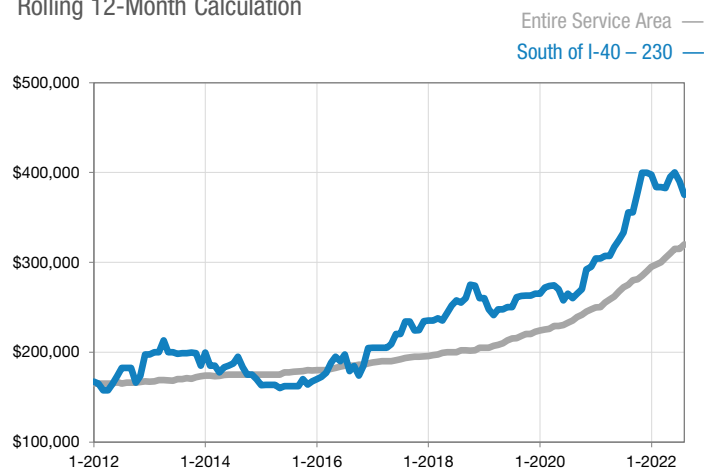
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

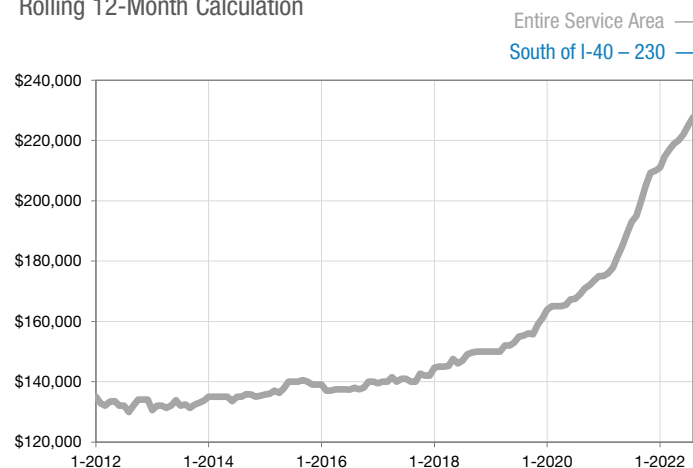
### Median Sales Price - Single-Family Detached

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.