

# Local Market Update for August 2022

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



## 87106

| Single-Family Detached          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021      | 2022      | Percent Change | Thru 8-2021  | Thru 8-2022 | Percent Change |
| New Listings                    | 28        | 31        | + 10.7%        | 222          | 202         | - 9.0%         |
| Pending Sales                   | 23        | 22        | - 4.3%         | 205          | 151         | - 26.3%        |
| Closed Sales                    | 23        | 25        | + 8.7%         | 210          | 149         | - 29.0%        |
| Days on Market Until Sale       | 17        | 11        | - 35.3%        | 21           | 9           | - 57.1%        |
| Median Sales Price*             | \$330,000 | \$362,021 | + 9.7%         | \$295,500    | \$350,000   | + 18.4%        |
| Average Sales Price*            | \$354,107 | \$398,961 | + 12.7%        | \$322,653    | \$377,144   | + 16.9%        |
| Percent of List Price Received* | 100.1%    | 99.6%     | - 0.5%         | 100.7%       | 102.4%      | + 1.7%         |
| Inventory of Homes for Sale     | 25        | 33        | + 32.0%        | --           | --          | --             |
| Months Supply of Inventory      | 1.0       | 1.7       | + 70.0%        | --           | --          | --             |

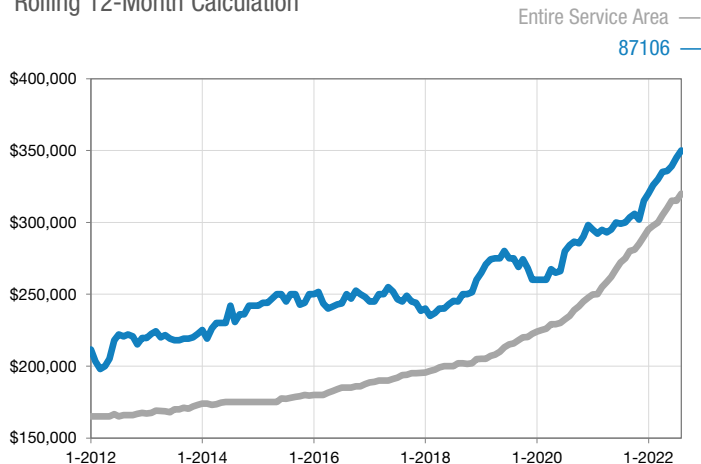
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021      | 2022      | Percent Change | Thru 8-2021  | Thru 8-2022 | Percent Change |
| New Listings                    | 12        | 3         | - 75.0%        | 49           | 38          | - 22.4%        |
| Pending Sales                   | 7         | 3         | - 57.1%        | 35           | 30          | - 14.3%        |
| Closed Sales                    | 6         | 5         | - 16.7%        | 30           | 33          | + 10.0%        |
| Days on Market Until Sale       | 8         | 21        | + 162.5%       | 22           | 13          | - 40.9%        |
| Median Sales Price*             | \$220,000 | \$210,000 | - 4.5%         | \$255,000    | \$223,900   | - 12.2%        |
| Average Sales Price*            | \$210,250 | \$217,780 | + 3.6%         | \$230,467    | \$231,965   | + 0.6%         |
| Percent of List Price Received* | 100.2%    | 96.4%     | - 3.8%         | 98.1%        | 98.4%       | + 0.3%         |
| Inventory of Homes for Sale     | 8         | 4         | - 50.0%        | --           | --          | --             |
| Months Supply of Inventory      | 2.1       | 1.0       | - 52.4%        | --           | --          | --             |

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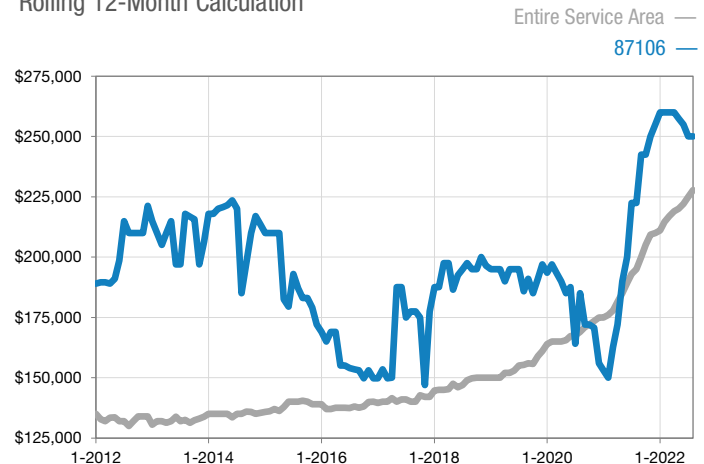
### Median Sales Price - Single-Family Detached

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.