

Local Market Update for August 2022

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



87004

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 5 | 10 | + 100.0% | 76 | 77 | + 1.3% |
| Pending Sales | 6 | 7 | + 16.7% | 76 | 63 | - 17.1% |
| Closed Sales | 7 | 10 | + 42.9% | 78 | 70 | - 10.3% |
| Days on Market Until Sale | 16 | 36 | + 125.0% | 30 | 17 | - 43.3% |
| Median Sales Price* | \$353,600 | \$365,000 | + 3.2% | \$354,300 | \$374,000 | + 5.6% |
| Average Sales Price* | \$381,943 | \$640,390 | + 67.7% | \$383,589 | \$416,683 | + 8.6% |
| Percent of List Price Received* | 100.9% | 98.5% | - 2.4% | 100.6% | 99.4% | - 1.2% |
| Inventory of Homes for Sale | 5 | 11 | + 120.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 1.5 | + 150.0% | -- | -- | -- |

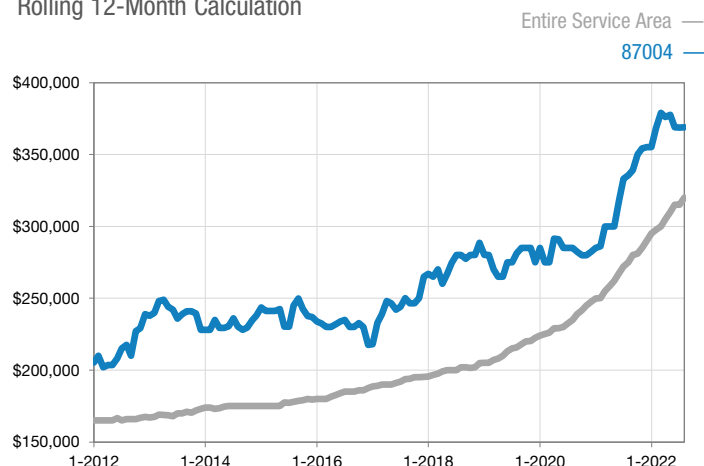
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 2 | 2 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 2 | 2 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 2 | 0.0% |
| Days on Market Until Sale | 7 | -- | -- | 4 | 5 | + 25.0% |
| Median Sales Price* | \$158,000 | -- | -- | \$135,000 | \$164,950 | + 22.2% |
| Average Sales Price* | \$158,000 | -- | -- | \$135,000 | \$164,950 | + 22.2% |
| Percent of List Price Received* | 105.3% | -- | -- | 102.7% | 100.0% | - 2.6% |
| 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.

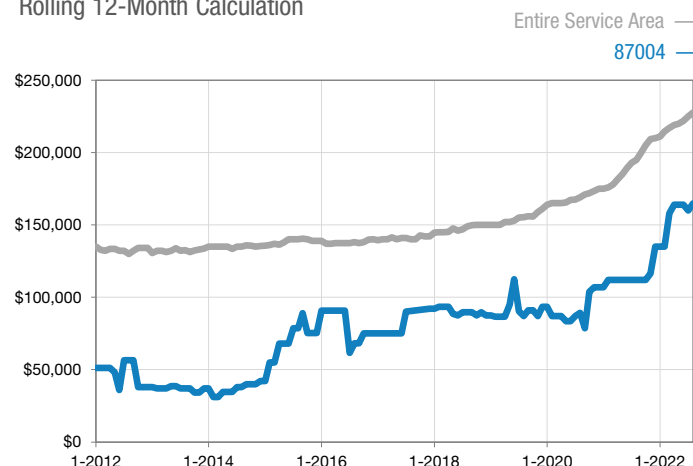
Median Sales Price - Single-Family Detached

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.