

Local Market Update for August 2022

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



87144

| Single-Family Detached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 148 | 136 | - 8.1% | 1,215 | 959 | - 21.1% |
| Pending Sales | 136 | 106 | - 22.1% | 1,074 | 791 | - 26.4% |
| Closed Sales | 129 | 100 | - 22.5% | 1,010 | 796 | - 21.2% |
| Days on Market Until Sale | 10 | 15 | + 50.0% | 17 | 15 | - 11.8% |
| Median Sales Price* | \$290,000 | \$339,390 | + 17.0% | \$285,000 | \$350,000 | + 22.8% |
| Average Sales Price* | \$325,501 | \$368,283 | + 13.1% | \$310,362 | \$369,293 | + 19.0% |
| Percent of List Price Received* | 101.5% | 100.0% | - 1.5% | 101.2% | 101.6% | + 0.4% |
| Inventory of Homes for Sale | 139 | 152 | + 9.4% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.5 | + 36.4% | -- | -- | -- |

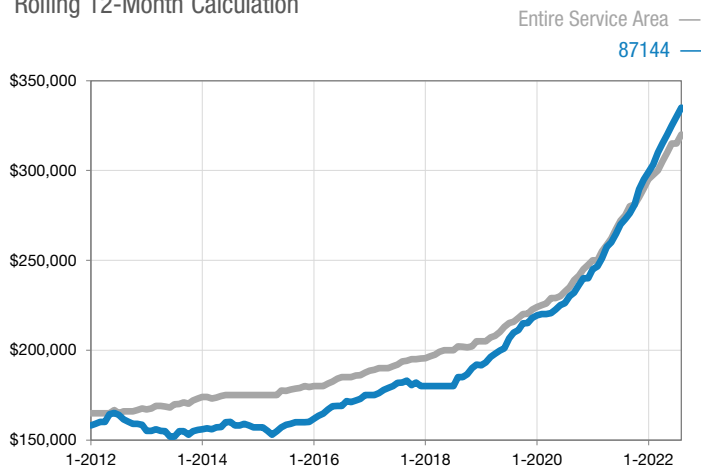
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|--------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 8-2021 | Thru 8-2022 | Percent Change |
| New Listings | 0 | 1 | -- | 2 | 3 | + 50.0% |
| Pending Sales | 0 | 0 | 0.0% | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 0 | 0.0% | 10 | 1 | - 90.0% |
| Days on Market Until Sale | -- | -- | -- | 11 | 2 | - 81.8% |
| Median Sales Price* | -- | -- | -- | \$208,755 | \$265,000 | + 26.9% |
| Average Sales Price* | -- | -- | -- | \$201,269 | \$265,000 | + 31.7% |
| Percent of List Price Received* | -- | -- | -- | 101.2% | 104.0% | + 2.8% |
| Inventory of Homes for Sale | 0 | 1 | -- | -- | -- | -- |
| Months Supply of Inventory | -- | 1.0 | -- | -- | -- | -- |

* 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.

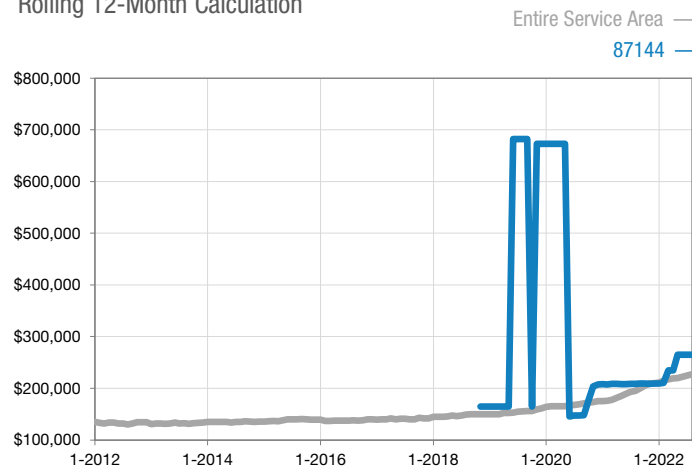
Median Sales Price - Single-Family Detached

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.