

Local Market Update for August 2022

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	27	14	- 48.1%	139	130	- 6.5%
Pending Sales	14	18	+ 28.6%	117	117	0.0%
Closed Sales	17	23	+ 35.3%	106	118	+ 11.3%
Days on Market Until Sale	12	13	+ 8.3%	15	10	- 33.3%
Median Sales Price*	\$210,000	\$259,900	+ 23.8%	\$216,000	\$260,000	+ 20.4%
Average Sales Price*	\$209,841	\$265,443	+ 26.5%	\$225,906	\$262,954	+ 16.4%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	100.7%	102.9%	+ 2.2%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

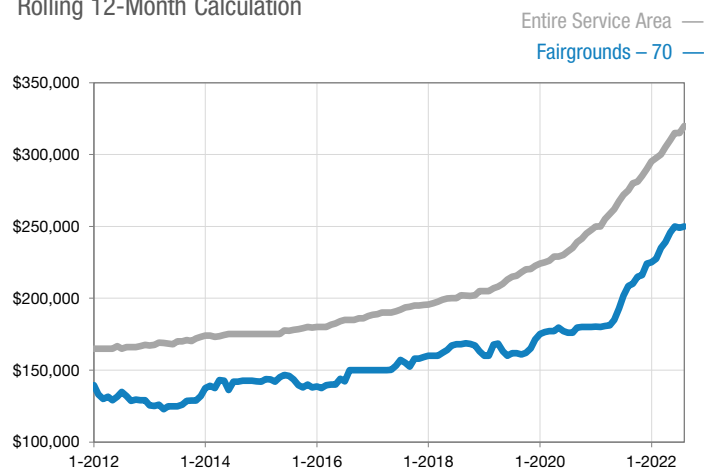
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	3	0	- 100.0%	10	4	- 60.0%
Pending Sales	2	0	- 100.0%	6	4	- 33.3%
Closed Sales	2	0	- 100.0%	5	3	- 40.0%
Days on Market Until Sale	5	--	--	11	9	- 18.2%
Median Sales Price*	\$129,000	--	--	\$131,000	\$185,000	+ 41.2%
Average Sales Price*	\$129,000	--	--	\$161,400	\$169,000	+ 4.7%
Percent of List Price Received*	104.3%	--	--	101.8%	102.1%	+ 0.3%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	--	--	--	--	--

* 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.

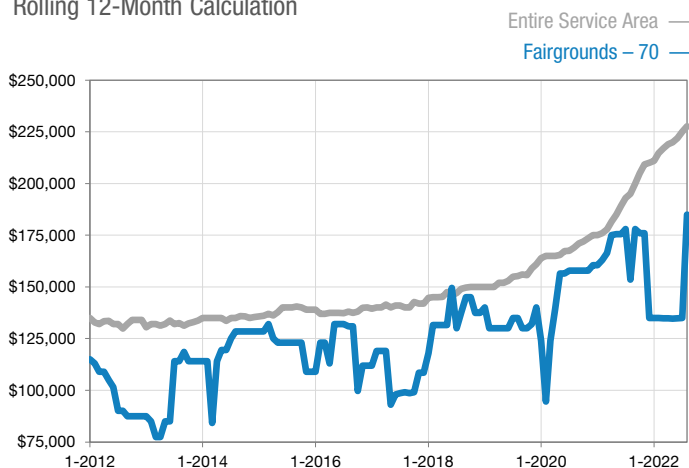
Median Sales Price - Single-Family Detached

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.