

Local Market Update for August 2022

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	63	58	- 7.9%	531	404	- 23.9%
Pending Sales	62	44	- 29.0%	502	351	- 30.1%
Closed Sales	68	47	- 30.9%	500	341	- 31.8%
Days on Market Until Sale	9	10	+ 11.1%	7	6	- 14.3%
Median Sales Price*	\$274,250	\$339,900	+ 23.9%	\$270,000	\$322,000	+ 19.3%
Average Sales Price*	\$289,364	\$342,888	+ 18.5%	\$276,881	\$327,195	+ 18.2%
Percent of List Price Received*	102.0%	101.5%	- 0.5%	101.8%	103.3%	+ 1.5%
Inventory of Homes for Sale	30	44	+ 46.7%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

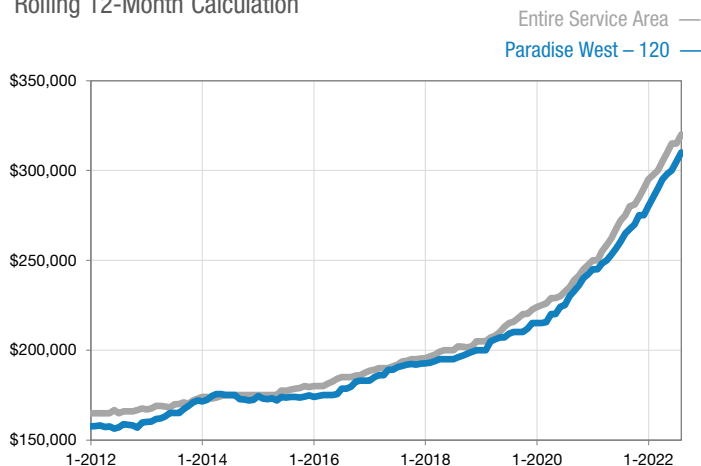
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	2	2	0.0%	9	7	- 22.2%
Pending Sales	2	1	- 50.0%	9	6	- 33.3%
Closed Sales	2	0	- 100.0%	8	6	- 25.0%
Days on Market Until Sale	2	--	--	3	3	0.0%
Median Sales Price*	\$229,000	--	--	\$221,500	\$265,000	+ 19.6%
Average Sales Price*	\$229,000	--	--	\$226,000	\$264,417	+ 17.0%
Percent of List Price Received*	97.3%	--	--	103.4%	103.0%	- 0.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

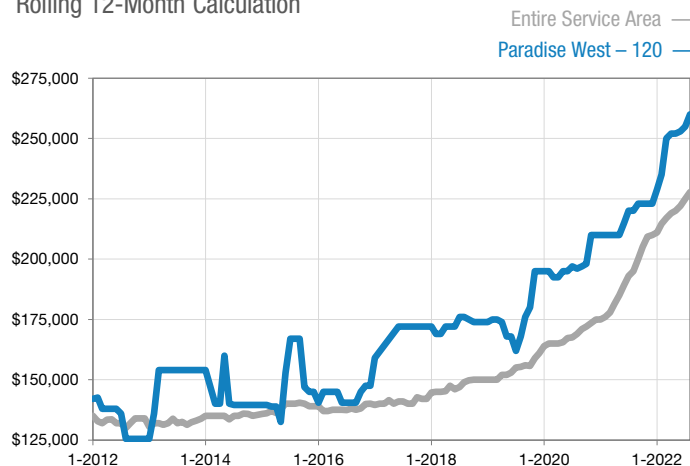
Median Sales Price - Single-Family Detached

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.