

Local Market Update for August 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	50	40	- 20.0%	346	302	- 12.7%
Pending Sales	42	36	- 14.3%	303	251	- 17.2%
Closed Sales	39	31	- 20.5%	288	251	- 12.8%
Days on Market Until Sale	11	15	+ 36.4%	12	12	0.0%
Median Sales Price*	\$254,500	\$245,000	- 3.7%	\$245,250	\$273,650	+ 11.6%
Average Sales Price*	\$270,369	\$257,835	- 4.6%	\$258,419	\$288,226	+ 11.5%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	34	33	- 2.9%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

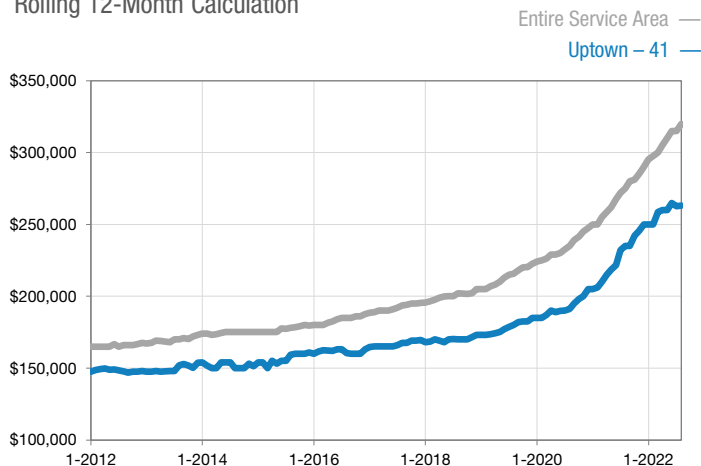
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	10	13	+ 30.0%	45	53	+ 17.8%
Pending Sales	6	9	+ 50.0%	35	54	+ 54.3%
Closed Sales	12	5	- 58.3%	39	48	+ 23.1%
Days on Market Until Sale	14	9	- 35.7%	11	22	+ 100.0%
Median Sales Price*	\$127,500	\$108,000	- 15.3%	\$115,000	\$152,500	+ 32.6%
Average Sales Price*	\$152,663	\$156,200	+ 2.3%	\$132,072	\$191,775	+ 45.2%
Percent of List Price Received*	98.0%	99.6%	+ 1.6%	99.3%	101.8%	+ 2.5%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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.

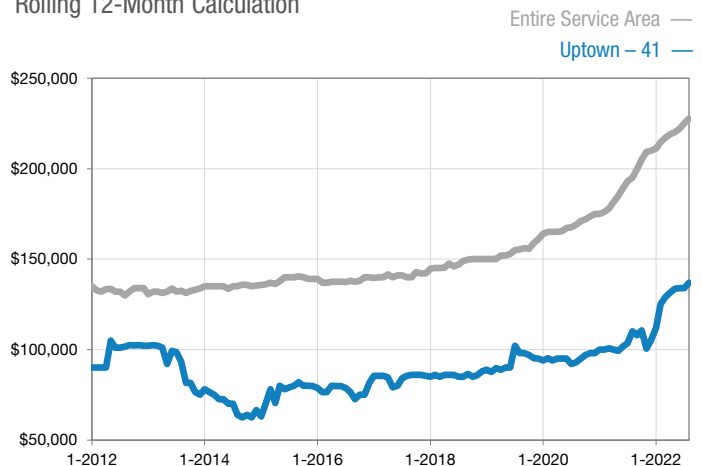
Median Sales Price - Single-Family Detached

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.