

Local Market Update for August 2022

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	45	24	- 46.7%	283	227	- 19.8%
Pending Sales	28	28	0.0%	228	191	- 16.2%
Closed Sales	32	22	- 31.3%	222	186	- 16.2%
Days on Market Until Sale	9	17	+ 88.9%	21	14	- 33.3%
Median Sales Price*	\$243,750	\$278,500	+ 14.3%	\$235,000	\$268,500	+ 14.3%
Average Sales Price*	\$247,705	\$324,632	+ 31.1%	\$247,422	\$310,617	+ 25.5%
Percent of List Price Received*	101.1%	99.3%	- 1.8%	100.8%	102.4%	+ 1.6%
Inventory of Homes for Sale	45	27	- 40.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

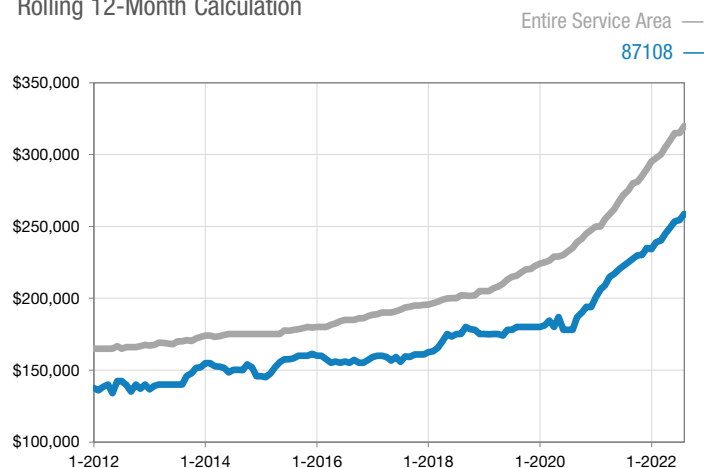
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	8	0	- 100.0%	34	23	- 32.4%
Pending Sales	6	0	- 100.0%	34	19	- 44.1%
Closed Sales	4	2	- 50.0%	32	19	- 40.6%
Days on Market Until Sale	33	17	- 48.5%	40	19	- 52.5%
Median Sales Price*	\$120,950	\$119,000	- 1.6%	\$157,500	\$162,000	+ 2.9%
Average Sales Price*	\$139,475	\$119,000	- 14.7%	\$207,103	\$173,837	- 16.1%
Percent of List Price Received*	99.5%	98.8%	- 0.7%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

* 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.

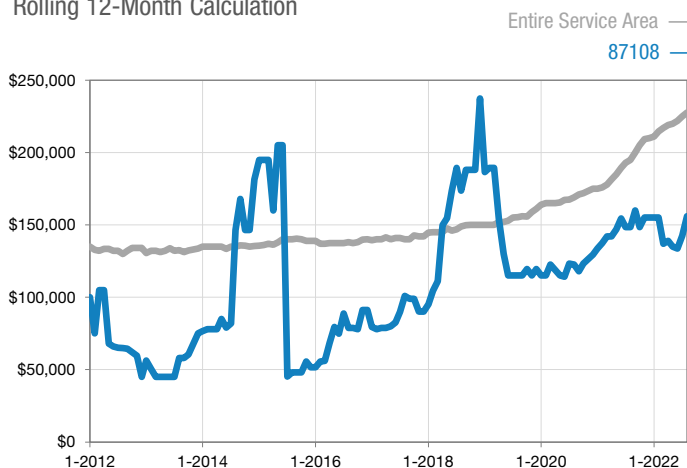
Median Sales Price - Single-Family Detached

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.