

# Local Market Update for September 2022

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	13	16	+ 23.1%	193	173	- 10.4%
Pending Sales	16	12	- 25.0%	161	138	- 14.3%
Closed Sales	19	16	- 15.8%	163	134	- 17.8%
Days on Market Until Sale	18	18	0.0%	22	13	- 40.9%
Median Sales Price*	\$242,000	\$369,500	+ 52.7%	\$248,000	\$305,750	+ 23.3%
Average Sales Price*	\$278,573	\$368,395	+ 32.2%	\$310,464	\$356,731	+ 14.9%
Percent of List Price Received*	101.0%	101.6%	+ 0.6%	100.6%	102.2%	+ 1.6%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

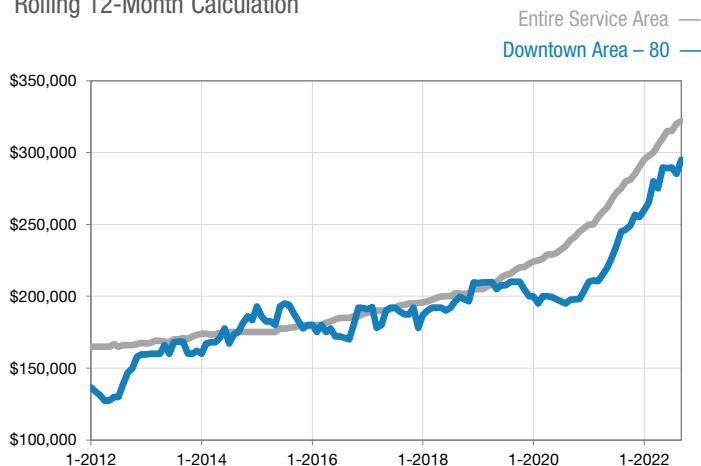
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	11	10	- 9.1%	98	75	- 23.5%
Pending Sales	8	4	- 50.0%	92	58	- 37.0%
Closed Sales	12	4	- 66.7%	89	61	- 31.5%
Days on Market Until Sale	34	7	- 79.4%	38	15	- 60.5%
Median Sales Price*	\$252,450	\$203,500	- 19.4%	\$266,950	\$260,000	- 2.6%
Average Sales Price*	\$261,071	\$203,375	- 22.1%	\$268,727	\$268,831	+ 0.0%
Percent of List Price Received*	100.3%	99.8%	- 0.5%	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.3	2.6	+ 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.

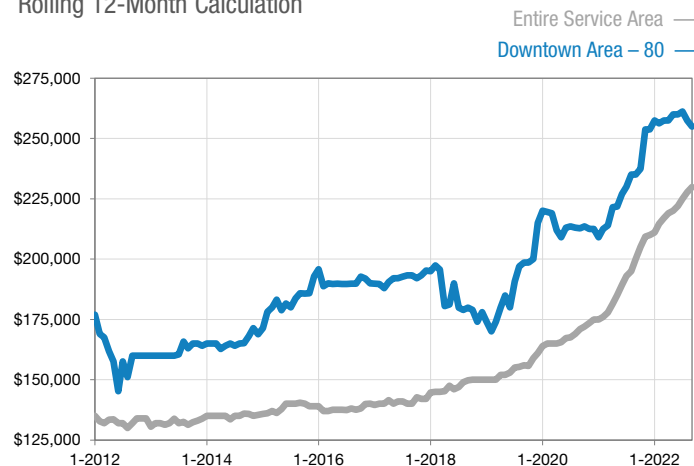
### Median Sales Price - Single-Family Detached

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.