

Local Market Update for September 2022

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	70	62	- 11.4%	705	576	- 18.3%
Pending Sales	53	50	- 5.7%	646	489	- 24.3%
Closed Sales	75	43	- 42.7%	646	482	- 25.4%
Days on Market Until Sale	13	12	- 7.7%	14	11	- 21.4%
Median Sales Price*	\$380,000	\$415,000	+ 9.2%	\$365,000	\$424,500	+ 16.3%
Average Sales Price*	\$436,714	\$504,636	+ 15.6%	\$425,899	\$506,001	+ 18.8%
Percent of List Price Received*	99.8%	99.8%	0.0%	101.0%	102.2%	+ 1.2%
Inventory of Homes for Sale	64	58	- 9.4%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

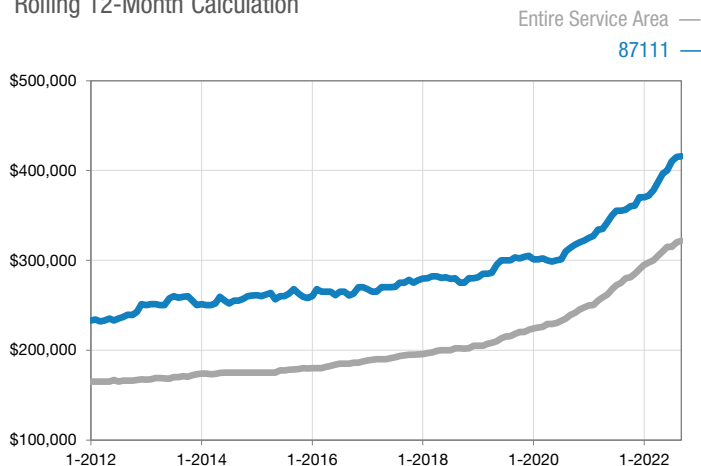
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	17	20	+ 17.6%	173	143	- 17.3%
Pending Sales	21	14	- 33.3%	161	122	- 24.2%
Closed Sales	17	16	- 5.9%	161	119	- 26.1%
Days on Market Until Sale	8	9	+ 12.5%	13	7	- 46.2%
Median Sales Price*	\$230,000	\$336,000	+ 46.1%	\$245,000	\$305,000	+ 24.5%
Average Sales Price*	\$240,029	\$343,131	+ 43.0%	\$253,135	\$306,401	+ 21.0%
Percent of List Price Received*	100.9%	100.4%	- 0.5%	101.3%	103.4%	+ 2.1%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	0.3	1.3	+ 333.3%	--	--	--

* 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.

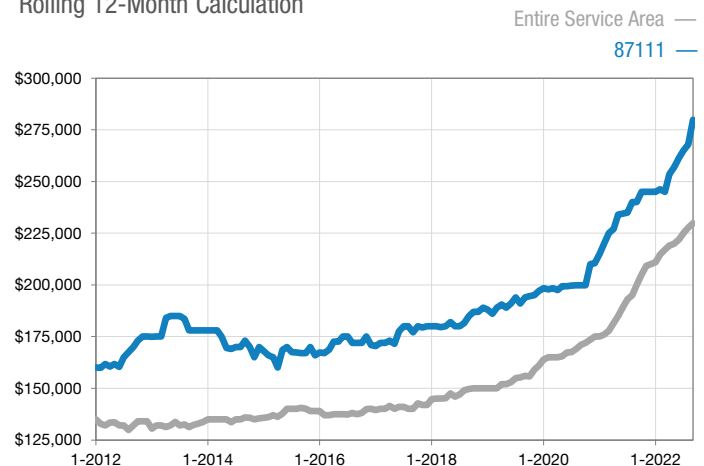
Median Sales Price - Single-Family Detached

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.