

# Local Market Update for September 2022

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	26	14	- 46.2%	205	163	- 20.5%
Pending Sales	28	11	- 60.7%	190	133	- 30.0%
Closed Sales	21	13	- 38.1%	169	140	- 17.2%
Days on Market Until Sale	13	17	+ 30.8%	13	10	- 23.1%
Median Sales Price*	\$350,000	\$365,000	+ 4.3%	\$315,000	\$345,000	+ 9.5%
Average Sales Price*	\$347,212	\$410,112	+ 18.1%	\$336,170	\$359,977	+ 7.1%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	100.9%	101.5%	+ 0.6%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

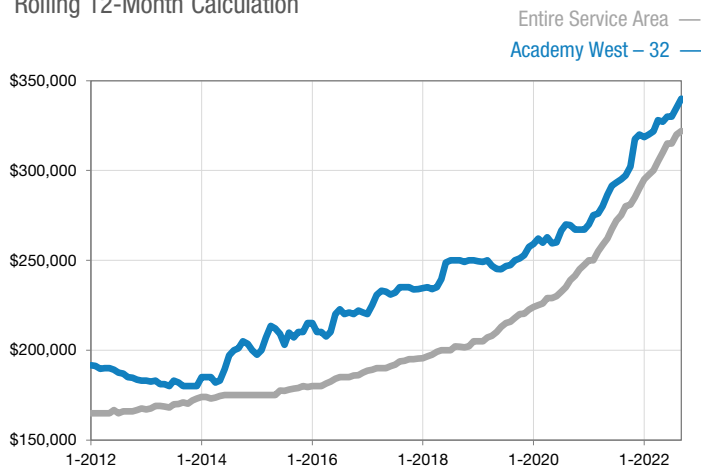
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	6	14	+ 133.3%	139	109	- 21.6%
Pending Sales	8	16	+ 100.0%	120	104	- 13.3%
Closed Sales	15	12	- 20.0%	122	96	- 21.3%
Days on Market Until Sale	8	6	- 25.0%	8	12	+ 50.0%
Median Sales Price*	\$228,000	\$212,450	- 6.8%	\$197,500	\$210,000	+ 6.3%
Average Sales Price*	\$223,400	\$213,983	- 4.2%	\$193,235	\$211,147	+ 9.3%
Percent of List Price Received*	100.7%	102.0%	+ 1.3%	100.4%	101.8%	+ 1.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

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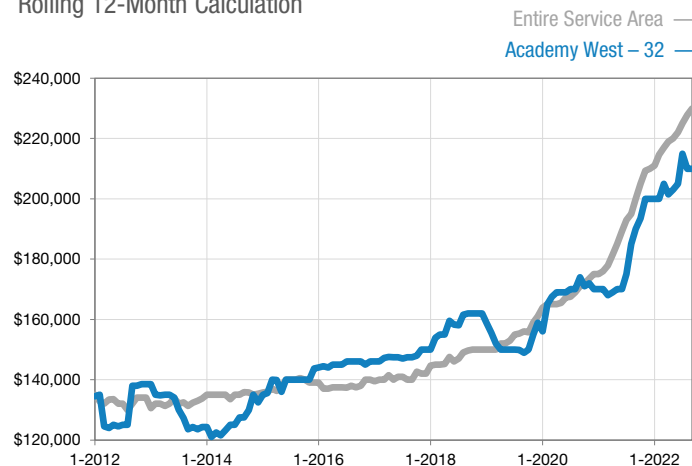
### Median Sales Price - Single-Family Detached

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.