

Local Market Update for September 2022

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



87124

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	98	80	- 18.4%	926	860	- 7.1%
Pending Sales	91	62	- 31.9%	855	705	- 17.5%
Closed Sales	107	87	- 18.7%	834	705	- 15.5%
Days on Market Until Sale	8	20	+ 150.0%	10	12	+ 20.0%
Median Sales Price*	\$286,000	\$325,000	+ 13.6%	\$285,000	\$328,690	+ 15.3%
Average Sales Price*	\$321,462	\$354,113	+ 10.2%	\$308,548	\$362,647	+ 17.5%
Percent of List Price Received*	101.2%	99.5%	- 1.7%	101.5%	101.6%	+ 0.1%
Inventory of Homes for Sale	60	108	+ 80.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

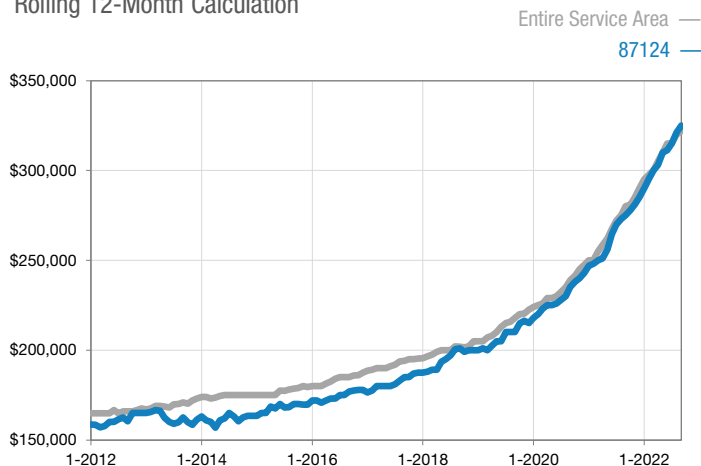
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	10	11	+ 10.0%	86	66	- 23.3%
Pending Sales	12	7	- 41.7%	84	59	- 29.8%
Closed Sales	12	7	- 41.7%	77	56	- 27.3%
Days on Market Until Sale	11	2	- 81.8%	9	7	- 22.2%
Median Sales Price*	\$138,750	\$300,000	+ 116.2%	\$142,500	\$235,750	+ 65.4%
Average Sales Price*	\$154,908	\$249,000	+ 60.7%	\$168,060	\$225,560	+ 34.2%
Percent of List Price Received*	102.1%	103.5%	+ 1.4%	101.5%	102.0%	+ 0.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

* 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.

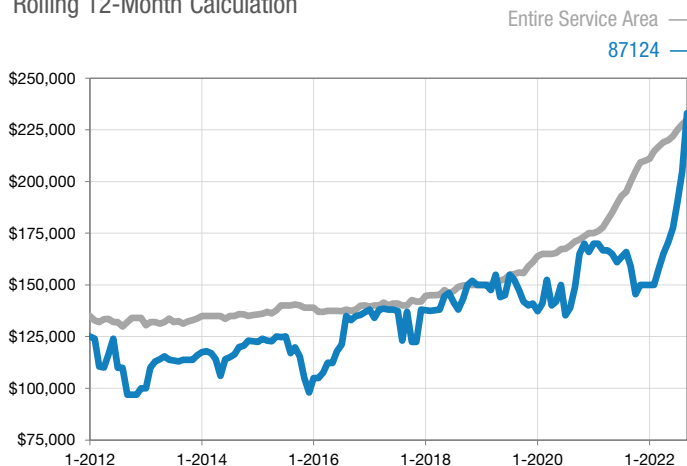
Median Sales Price - Single-Family Detached

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.