

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	58	53	- 8.6%	544	508	- 6.6%
Pending Sales	53	33	- 37.7%	503	434	- 13.7%
Closed Sales	55	39	- 29.1%	487	434	- 10.9%
Days on Market Until Sale	10	13	+ 30.0%	12	9	- 25.0%
Median Sales Price*	\$267,000	\$292,000	+ 9.4%	\$247,000	\$285,000	+ 15.4%
Average Sales Price*	\$277,012	\$297,787	+ 7.5%	\$268,416	\$308,579	+ 15.0%
Percent of List Price Received*	101.0%	99.4%	- 1.6%	101.0%	102.0%	+ 1.0%
Inventory of Homes for Sale	47	51	+ 8.5%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

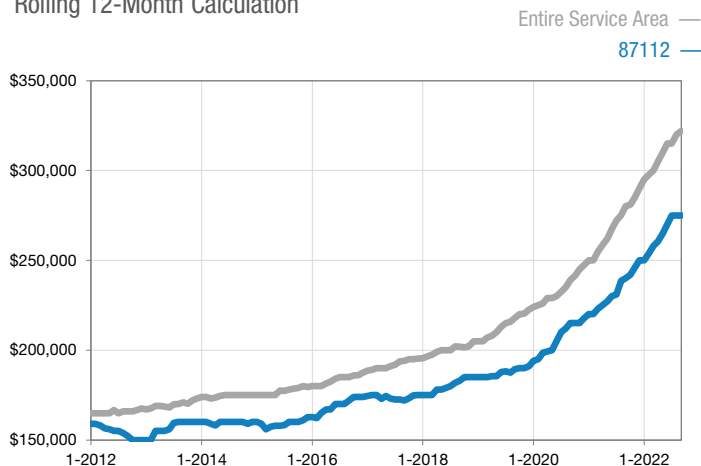
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	6	3	- 50.0%	79	52	- 34.2%
Pending Sales	8	3	- 62.5%	72	46	- 36.1%
Closed Sales	11	3	- 72.7%	71	46	- 35.2%
Days on Market Until Sale	7	4	- 42.9%	14	6	- 57.1%
Median Sales Price*	\$225,000	\$261,000	+ 16.0%	\$206,000	\$255,000	+ 23.8%
Average Sales Price*	\$224,318	\$250,333	+ 11.6%	\$201,925	\$252,932	+ 25.3%
Percent of List Price Received*	100.8%	97.7%	- 3.1%	100.9%	102.4%	+ 1.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

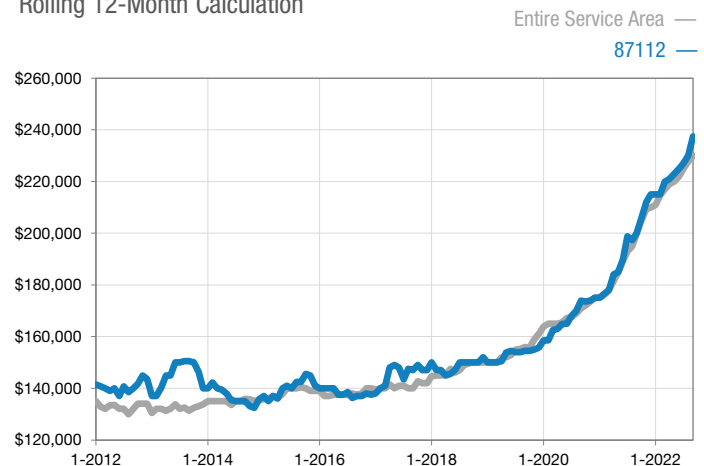
Median Sales Price - Single-Family Detached

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.