

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	28	19	- 32.1%	296	283	- 4.4%
Pending Sales	21	17	- 19.0%	219	212	- 3.2%
Closed Sales	26	22	- 15.4%	215	200	- 7.0%
Days on Market Until Sale	18	20	+ 11.1%	21	25	+ 19.0%
Median Sales Price*	\$344,000	\$403,673	+ 17.3%	\$310,000	\$339,440	+ 9.5%
Average Sales Price*	\$452,830	\$450,283	- 0.6%	\$379,902	\$435,963	+ 14.8%
Percent of List Price Received*	98.4%	100.2%	+ 1.8%	99.9%	100.7%	+ 0.8%
Inventory of Homes for Sale	53	63	+ 18.9%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

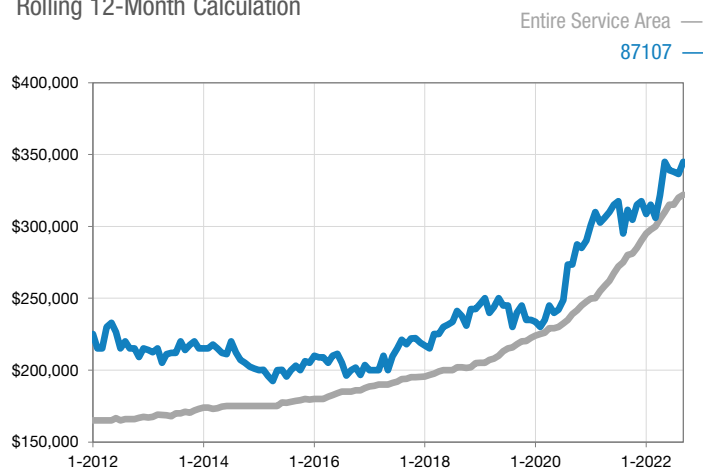
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	2	5	+ 150.0%	56	49	- 12.5%
Pending Sales	3	6	+ 100.0%	48	48	0.0%
Closed Sales	5	6	+ 20.0%	44	48	+ 9.1%
Days on Market Until Sale	14	4	- 71.4%	11	10	- 9.1%
Median Sales Price*	\$175,000	\$258,250	+ 47.6%	\$214,750	\$243,771	+ 13.5%
Average Sales Price*	\$176,800	\$291,833	+ 65.1%	\$207,958	\$256,438	+ 23.3%
Percent of List Price Received*	103.8%	101.0%	- 2.7%	101.4%	101.4%	0.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

* 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.

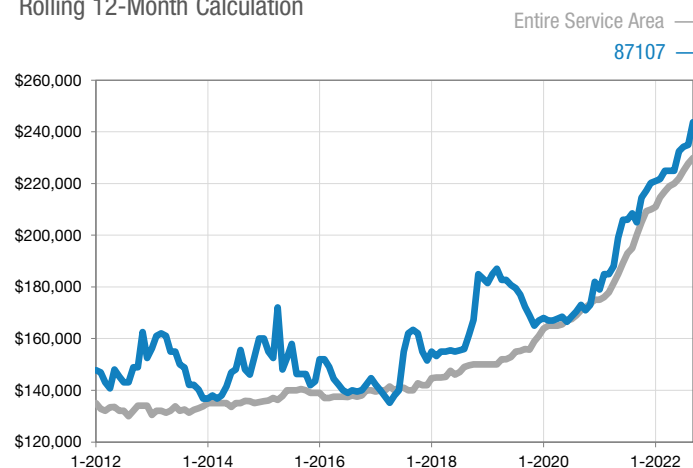
Median Sales Price - Single-Family Detached

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.