

# Local Market Update for September 2022

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	24	27	+ 12.5%	219	191	- 12.8%
Pending Sales	23	13	- 43.5%	200	146	- 27.0%
Closed Sales	13	18	+ 38.5%	196	149	- 24.0%
Days on Market Until Sale	23	21	- 8.7%	22	15	- 31.8%
Median Sales Price*	\$275,000	<b>\$384,444</b>	+ 39.8%	\$255,000	<b>\$349,900</b>	+ 37.2%
Average Sales Price*	\$294,346	<b>\$454,649</b>	+ 54.5%	\$278,078	<b>\$387,814</b>	+ 39.5%
Percent of List Price Received*	96.9%	<b>99.1%</b>	+ 2.3%	100.3%	<b>101.9%</b>	+ 1.6%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

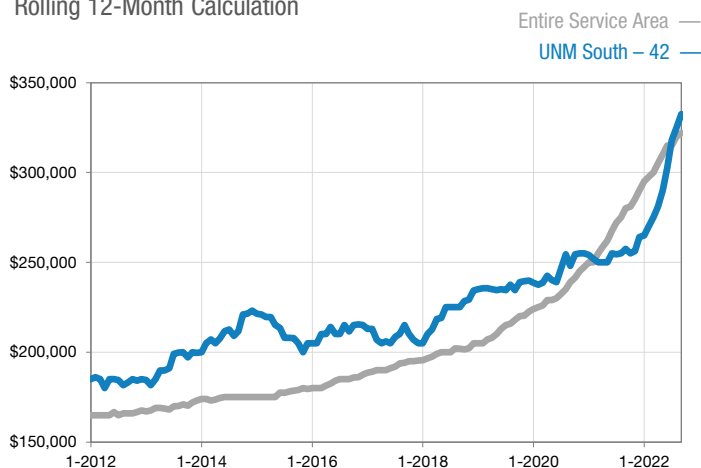
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	4	0	- 100.0%	40	31	- 22.5%
Pending Sales	2	2	0.0%	33	27	- 18.2%
Closed Sales	3	1	- 66.7%	34	28	- 17.6%
Days on Market Until Sale	10	34	+ 240.0%	37	12	- 67.6%
Median Sales Price*	\$262,000	<b>\$260,000</b>	- 0.8%	\$232,500	<b>\$194,450</b>	- 16.4%
Average Sales Price*	\$237,300	<b>\$260,000</b>	+ 9.6%	\$229,832	<b>\$205,657</b>	- 10.5%
Percent of List Price Received*	99.0%	<b>100.0%</b>	+ 1.0%	97.9%	<b>99.0%</b>	+ 1.1%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--

\* 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.

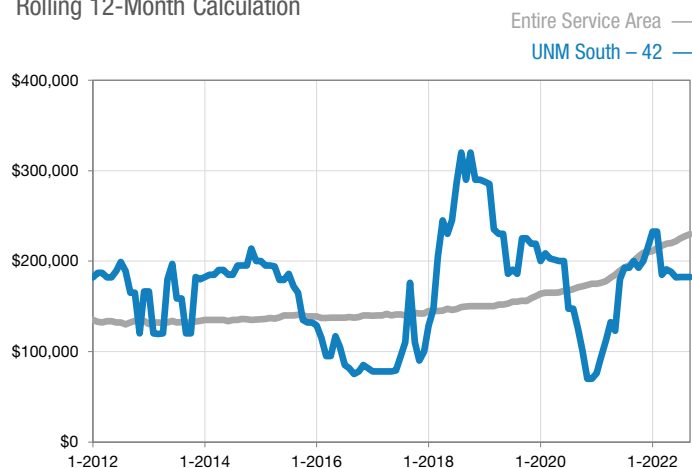
### Median Sales Price - Single-Family Detached

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.