

Local Market Update for September 2022

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



87104

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	6	7	+ 16.7%	130	99	- 23.8%
Pending Sales	13	9	- 30.8%	113	85	- 24.8%
Closed Sales	9	8	- 11.1%	109	90	- 17.4%
Days on Market Until Sale	6	23	+ 283.3%	19	20	+ 5.3%
Median Sales Price*	\$280,000	\$422,500	+ 50.9%	\$367,500	\$449,995	+ 22.4%
Average Sales Price*	\$312,833	\$434,040	+ 38.7%	\$407,192	\$471,705	+ 15.8%
Percent of List Price Received*	102.2%	103.2%	+ 1.0%	100.6%	100.8%	+ 0.2%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--

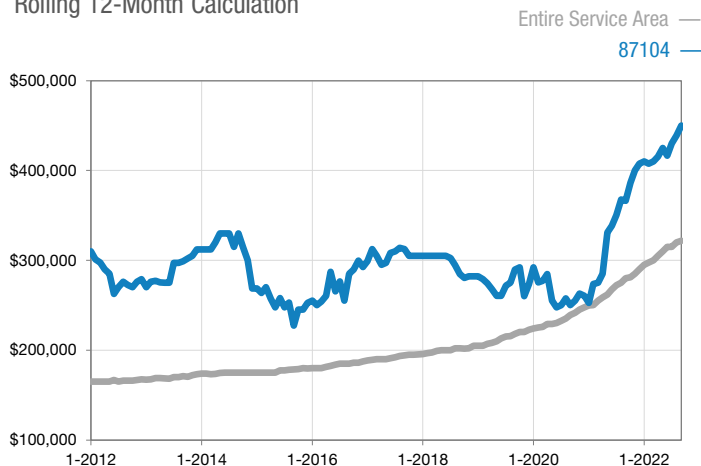
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	7	4	- 42.9%	39	24	- 38.5%
Pending Sales	2	3	+ 50.0%	33	24	- 27.3%
Closed Sales	6	0	- 100.0%	31	23	- 25.8%
Days on Market Until Sale	4	--	--	12	13	+ 8.3%
Median Sales Price*	\$310,000	--	--	\$285,000	\$262,500	- 7.9%
Average Sales Price*	\$305,198	--	--	\$305,190	\$315,134	+ 3.3%
Percent of List Price Received*	102.3%	--	--	100.2%	101.6%	+ 1.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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.

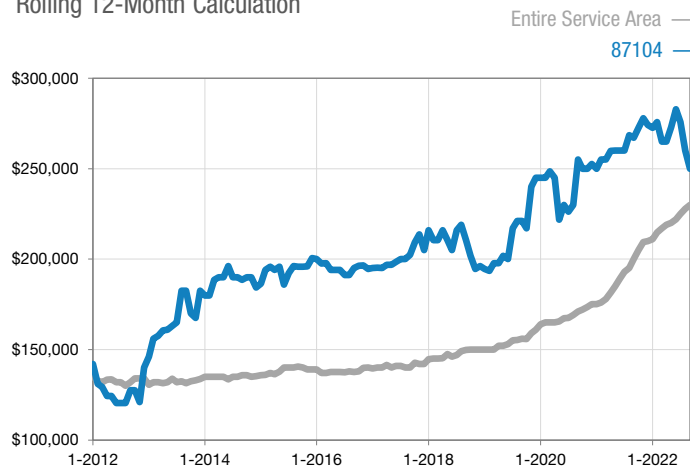
Median Sales Price - Single-Family Detached

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.