

Local Market Update for September 2022

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



87123

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	56	39	- 30.4%	550	423	- 23.1%
Pending Sales	47	34	- 27.7%	495	368	- 25.7%
Closed Sales	56	34	- 39.3%	479	370	- 22.8%
Days on Market Until Sale	14	22	+ 57.1%	19	13	- 31.6%
Median Sales Price*	\$334,888	\$399,500	+ 19.3%	\$301,000	\$338,900	+ 12.6%
Average Sales Price*	\$335,097	\$381,670	+ 13.9%	\$314,299	\$353,584	+ 12.5%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	100.7%	101.5%	+ 0.8%
Inventory of Homes for Sale	44	43	- 2.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

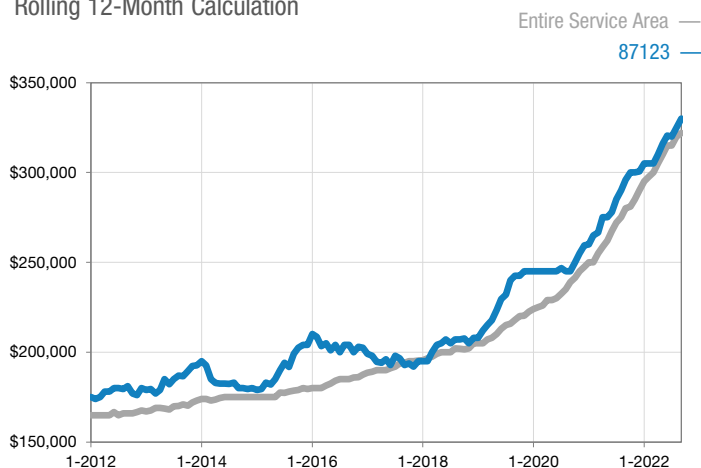
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	21	8	- 61.9%	165	82	- 50.3%
Pending Sales	18	3	- 83.3%	142	81	- 43.0%
Closed Sales	14	8	- 42.9%	120	88	- 26.7%
Days on Market Until Sale	23	20	- 13.0%	10	13	+ 30.0%
Median Sales Price*	\$265,900	\$316,900	+ 19.2%	\$227,250	\$265,000	+ 16.6%
Average Sales Price*	\$263,421	\$302,264	+ 14.7%	\$230,985	\$271,379	+ 17.5%
Percent of List Price Received*	99.6%	99.1%	- 0.5%	100.5%	102.4%	+ 1.9%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

* 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.

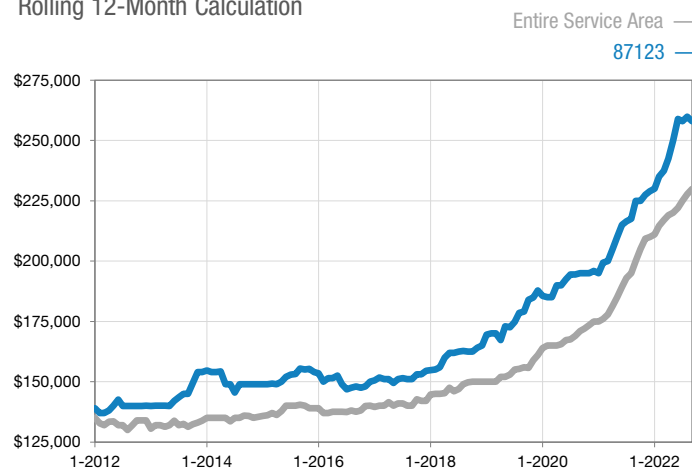
Median Sales Price - Single-Family Detached

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.