

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	31	28	- 9.7%	314	256	- 18.5%
Pending Sales	35	16	- 54.3%	263	205	- 22.1%
Closed Sales	29	22	- 24.1%	251	209	- 16.7%
Days on Market Until Sale	11	20	+ 81.8%	20	15	- 25.0%
Median Sales Price*	\$227,500	\$262,500	+ 15.4%	\$231,000	\$267,000	+ 15.6%
Average Sales Price*	\$247,319	\$352,759	+ 42.6%	\$247,410	\$314,668	+ 27.2%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.7%	102.1%	+ 1.4%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

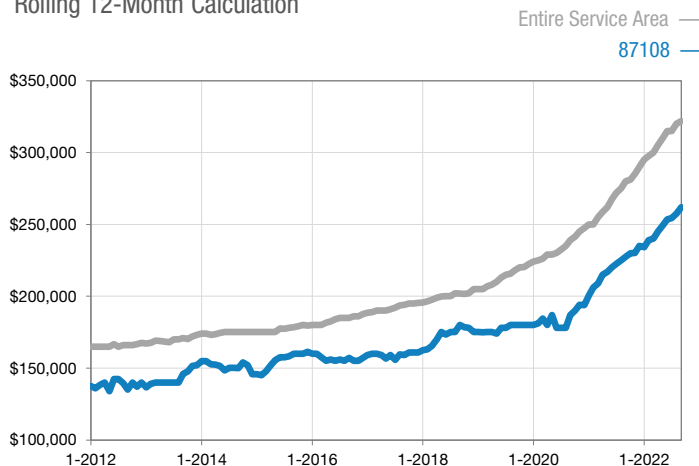
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	5	1	- 80.0%	39	24	- 38.5%
Pending Sales	4	1	- 75.0%	38	20	- 47.4%
Closed Sales	4	0	- 100.0%	36	19	- 47.2%
Days on Market Until Sale	6	--	--	36	19	- 47.2%
Median Sales Price*	\$155,250	--	--	\$157,500	\$162,000	+ 2.9%
Average Sales Price*	\$159,375	--	--	\$201,800	\$173,837	- 13.9%
Percent of List Price Received*	99.4%	--	--	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.8	- 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.

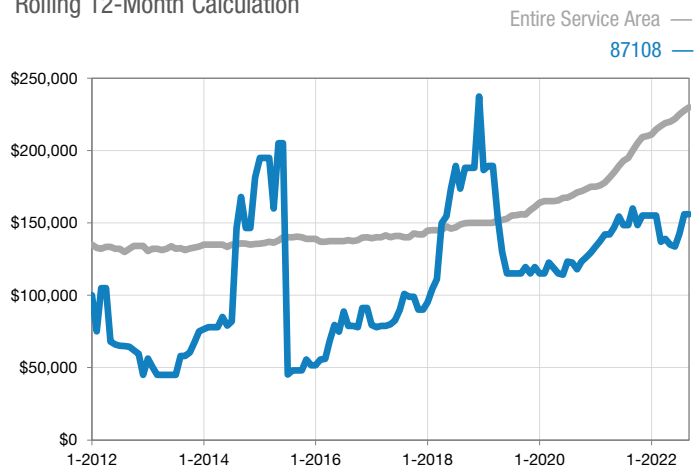
Median Sales Price - Single-Family Detached

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.