

Local Market Update for September 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	16	16	0.0%	173	194	+ 12.1%
Pending Sales	16	13	- 18.8%	145	170	+ 17.2%
Closed Sales	21	24	+ 14.3%	154	168	+ 9.1%
Days on Market Until Sale	6	18	+ 200.0%	18	16	- 11.1%
Median Sales Price*	\$179,000	\$249,950	+ 39.6%	\$182,500	\$221,000	+ 21.1%
Average Sales Price*	\$177,164	\$255,138	+ 44.0%	\$192,209	\$231,596	+ 20.5%
Percent of List Price Received*	106.0%	99.4%	- 6.2%	100.9%	100.4%	- 0.5%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

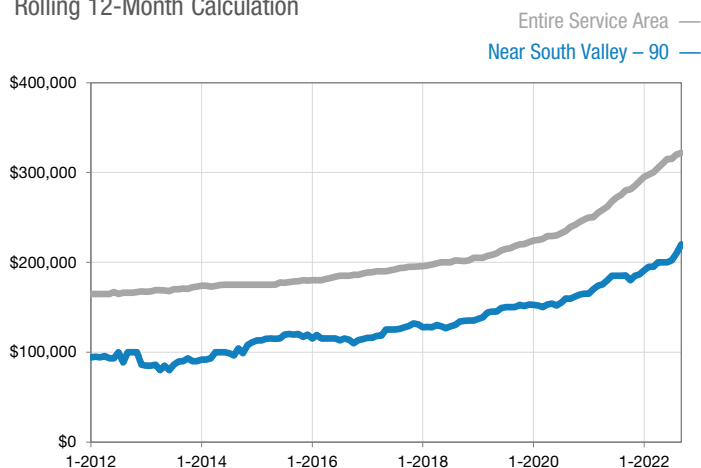
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	1	3	+ 200.0%	11	22	+ 100.0%
Pending Sales	1	1	0.0%	6	9	+ 50.0%
Closed Sales	0	1	--	5	9	+ 80.0%
Days on Market Until Sale	--	26	--	19	10	- 47.4%
Median Sales Price*	--	\$157,500	--	\$155,000	\$157,500	+ 1.6%
Average Sales Price*	--	\$157,500	--	\$146,400	\$145,767	- 0.4%
Percent of List Price Received*	--	92.7%	--	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--

* 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.

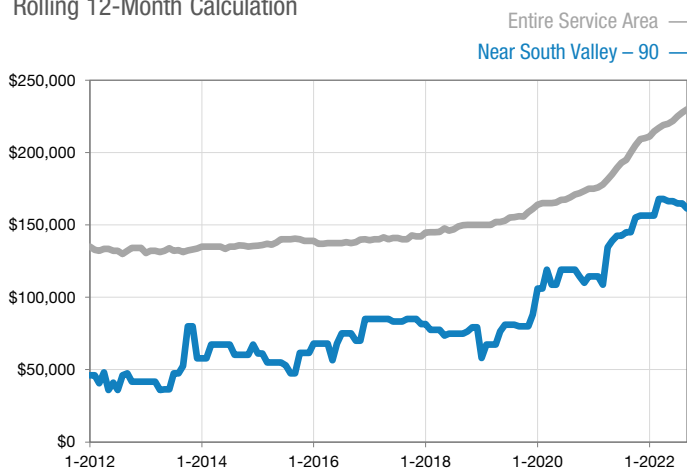
Median Sales Price - Single-Family Detached

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.