

Local Market Update for September 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	23	18	- 21.7%	253	224	- 11.5%
Pending Sales	21	19	- 9.5%	203	179	- 11.8%
Closed Sales	23	17	- 26.1%	201	175	- 12.9%
Days on Market Until Sale	12	19	+ 58.3%	19	24	+ 26.3%
Median Sales Price*	\$235,000	\$400,000	+ 70.2%	\$270,000	\$315,000	+ 16.7%
Average Sales Price*	\$352,939	\$423,758	+ 20.1%	\$329,316	\$364,365	+ 10.6%
Percent of List Price Received*	101.0%	99.8%	- 1.2%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	38	39	+ 2.6%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

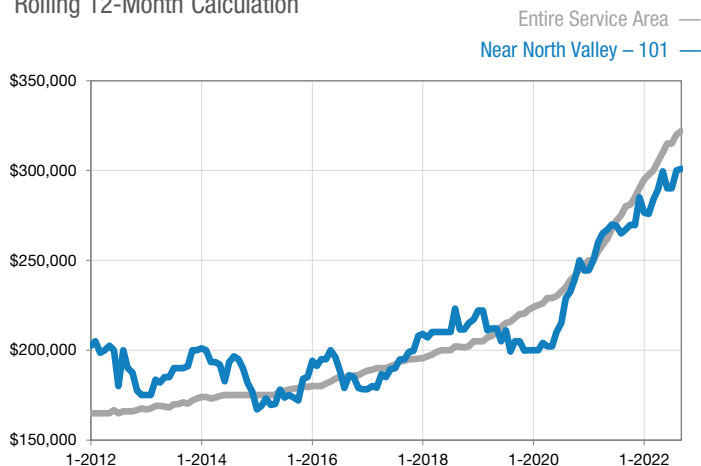
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	5	5	0.0%	61	43	- 29.5%
Pending Sales	2	4	+ 100.0%	50	43	- 14.0%
Closed Sales	9	6	- 33.3%	46	46	0.0%
Days on Market Until Sale	10	4	- 60.0%	10	12	+ 20.0%
Median Sales Price*	\$225,000	\$258,250	+ 14.8%	\$219,613	\$247,000	+ 12.5%
Average Sales Price*	\$220,576	\$291,833	+ 32.3%	\$222,303	\$284,906	+ 28.2%
Percent of List Price Received*	102.7%	101.0%	- 1.7%	101.1%	101.6%	+ 0.5%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--

* 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.

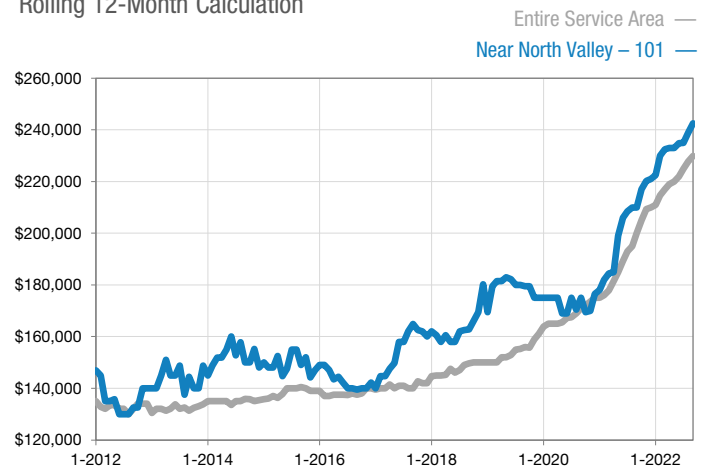
Median Sales Price - Single-Family Detached

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.