

Local Market Update for September 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, 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	49	31	- 36.7%	395	333	- 15.7%
Pending Sales	39	27	- 30.8%	342	272	- 20.5%
Closed Sales	39	30	- 23.1%	327	281	- 14.1%
Days on Market Until Sale	13	13	0.0%	12	12	0.0%
Median Sales Price*	\$235,000	\$277,500	+ 18.1%	\$245,000	\$275,000	+ 12.2%
Average Sales Price*	\$248,223	\$287,288	+ 15.7%	\$257,203	\$288,126	+ 12.0%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	100.9%	101.2%	+ 0.3%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

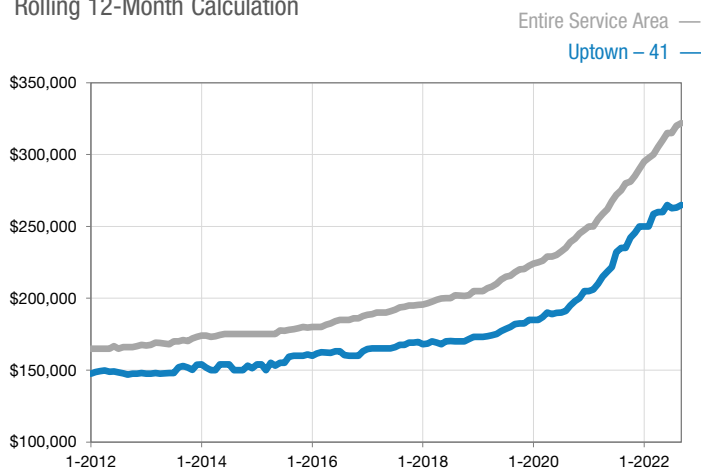
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	8	4	- 50.0%	53	58	+ 9.4%
Pending Sales	6	7	+ 16.7%	41	62	+ 51.2%
Closed Sales	3	10	+ 233.3%	42	58	+ 38.1%
Days on Market Until Sale	3	4	+ 33.3%	11	19	+ 72.7%
Median Sales Price*	\$106,000	\$150,000	+ 41.5%	\$110,500	\$152,500	+ 38.0%
Average Sales Price*	\$108,500	\$170,980	+ 57.6%	\$130,388	\$188,190	+ 44.3%
Percent of List Price Received*	94.2%	101.6%	+ 7.9%	99.0%	101.8%	+ 2.8%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--

* 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.

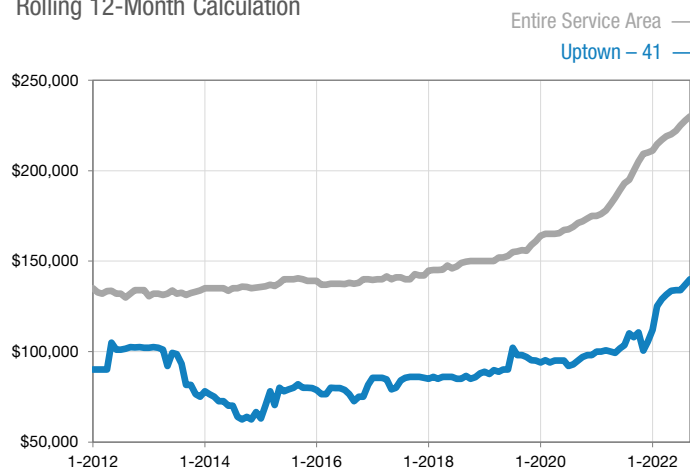
Median Sales Price - Single-Family Detached

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.