

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	114	94	- 17.5%	1,176	969	- 17.6%
Pending Sales	105	85	- 19.0%	1,066	804	- 24.6%
Closed Sales	124	93	- 25.0%	1,059	797	- 24.7%
Days on Market Until Sale	8	18	+ 125.0%	10	11	+ 10.0%
Median Sales Price*	\$301,500	\$365,000	+ 21.1%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$336,146	\$387,574	+ 15.3%	\$321,626	\$384,688	+ 19.6%
Percent of List Price Received*	101.8%	99.5%	- 2.3%	101.6%	101.9%	+ 0.3%
Inventory of Homes for Sale	84	113	+ 34.5%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

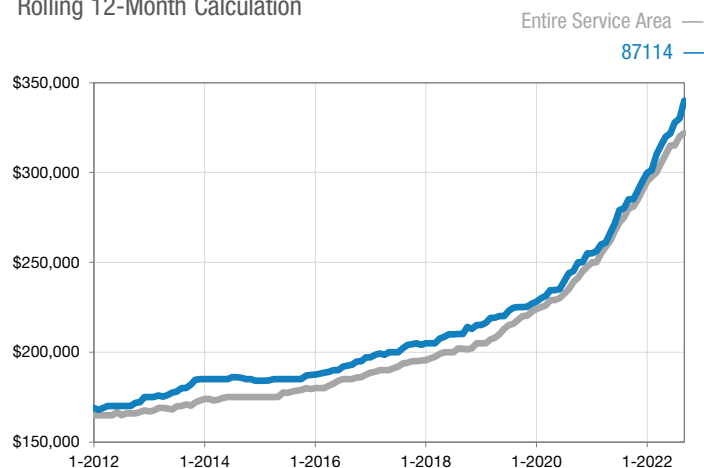
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	3	6	+ 100.0%	48	42	- 12.5%
Pending Sales	2	3	+ 50.0%	45	36	- 20.0%
Closed Sales	8	3	- 62.5%	47	38	- 19.1%
Days on Market Until Sale	11	3	- 72.7%	8	2	- 75.0%
Median Sales Price*	\$208,750	\$265,000	+ 26.9%	\$185,000	\$193,750	+ 4.7%
Average Sales Price*	\$215,625	\$311,667	+ 44.5%	\$193,912	\$215,114	+ 10.9%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	102.3%	103.3%	+ 1.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

* 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.

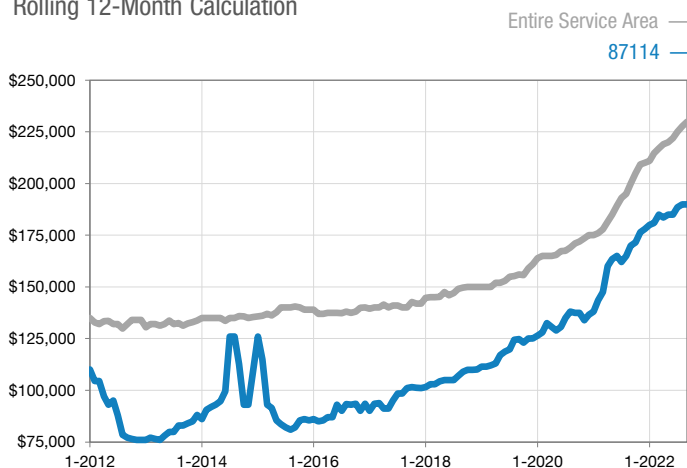
Median Sales Price - Single-Family Detached

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.