

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	19	18	- 5.3%	241	220	- 8.7%
Pending Sales	25	16	- 36.0%	230	164	- 28.7%
Closed Sales	22	18	- 18.2%	232	167	- 28.0%
Days on Market Until Sale	18	24	+ 33.3%	21	11	- 47.6%
Median Sales Price*	\$355,986	\$380,000	+ 6.7%	\$300,000	\$357,000	+ 19.0%
Average Sales Price*	\$353,225	\$398,413	+ 12.8%	\$325,552	\$379,395	+ 16.5%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	100.4%	102.2%	+ 1.8%
Inventory of Homes for Sale	15	31	+ 106.7%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--

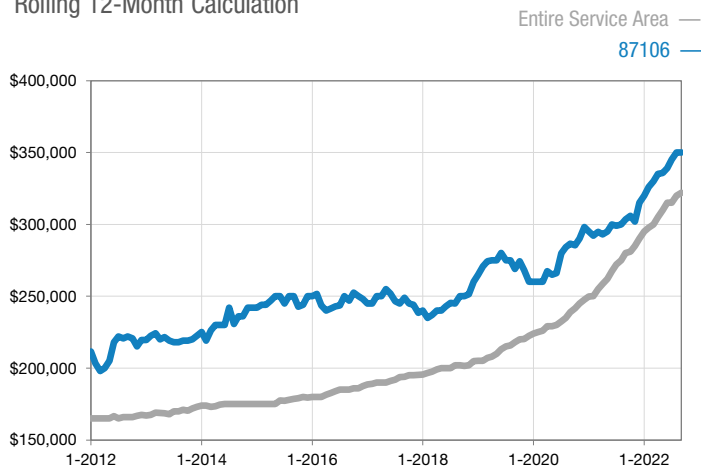
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	4	1	- 75.0%	53	39	- 26.4%
Pending Sales	4	3	- 25.0%	39	32	- 17.9%
Closed Sales	6	1	- 83.3%	36	34	- 5.6%
Days on Market Until Sale	6	34	+ 466.7%	19	13	- 31.6%
Median Sales Price*	\$288,500	\$260,000	- 9.9%	\$262,500	\$232,700	- 11.4%
Average Sales Price*	\$267,817	\$260,000	- 2.9%	\$236,692	\$232,790	- 1.6%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

* 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.

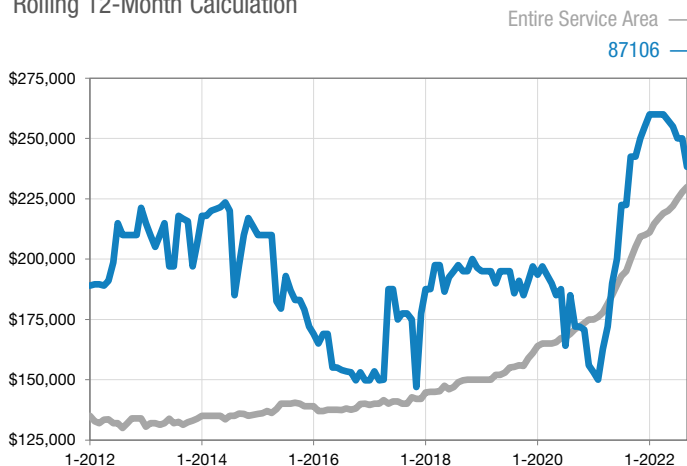
Median Sales Price - Single-Family Detached

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.