

Local Market Update for September 2022

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



87102

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	13	15	+ 15.4%	145	146	+ 0.7%
Pending Sales	12	13	+ 8.3%	125	114	- 8.8%
Closed Sales	19	14	- 26.3%	131	104	- 20.6%
Days on Market Until Sale	18	15	- 16.7%	27	12	- 55.6%
Median Sales Price*	\$198,000	\$255,000	+ 28.8%	\$185,000	\$239,950	+ 29.7%
Average Sales Price*	\$240,863	\$337,286	+ 40.0%	\$219,653	\$262,806	+ 19.6%
Percent of List Price Received*	100.5%	99.5%	- 1.0%	100.2%	102.0%	+ 1.8%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

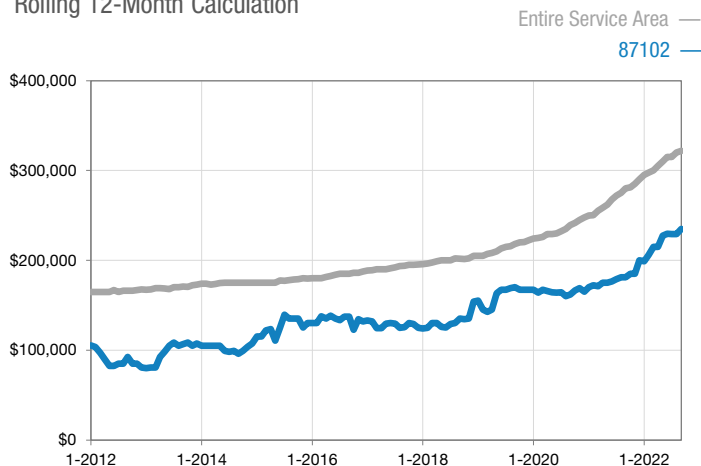
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	7	7	0.0%	73	57	- 21.9%
Pending Sales	7	1	- 85.7%	69	41	- 40.6%
Closed Sales	10	4	- 60.0%	67	46	- 31.3%
Days on Market Until Sale	41	7	- 82.9%	46	14	- 69.6%
Median Sales Price*	\$222,500	\$203,500	- 8.5%	\$230,000	\$252,000	+ 9.6%
Average Sales Price*	\$240,285	\$203,375	- 15.4%	\$250,515	\$259,113	+ 3.4%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--

* 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.

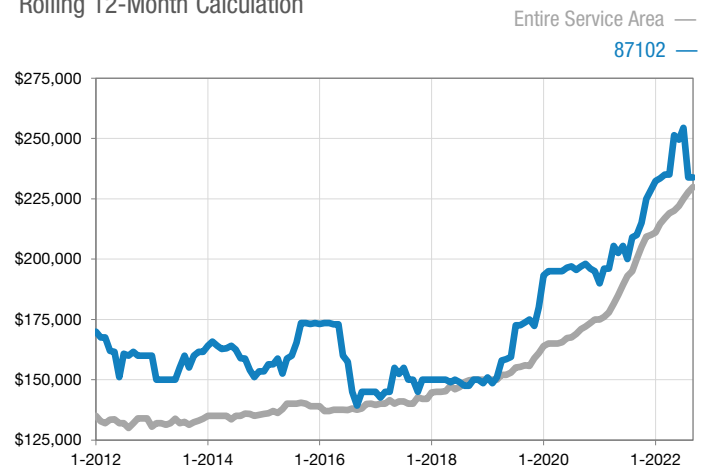
Median Sales Price - Single-Family Detached

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.