

Local Market Update for September 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	25	13	- 48.0%	273	186	- 31.9%
Pending Sales	29	15	- 48.3%	244	148	- 39.3%
Closed Sales	31	9	- 71.0%	235	146	- 37.9%
Days on Market Until Sale	16	22	+ 37.5%	23	12	- 47.8%
Median Sales Price*	\$360,000	\$370,000	+ 2.8%	\$340,000	\$374,000	+ 10.0%
Average Sales Price*	\$376,016	\$376,433	+ 0.1%	\$371,378	\$414,327	+ 11.6%
Percent of List Price Received*	99.5%	101.2%	+ 1.7%	100.1%	102.2%	+ 2.1%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

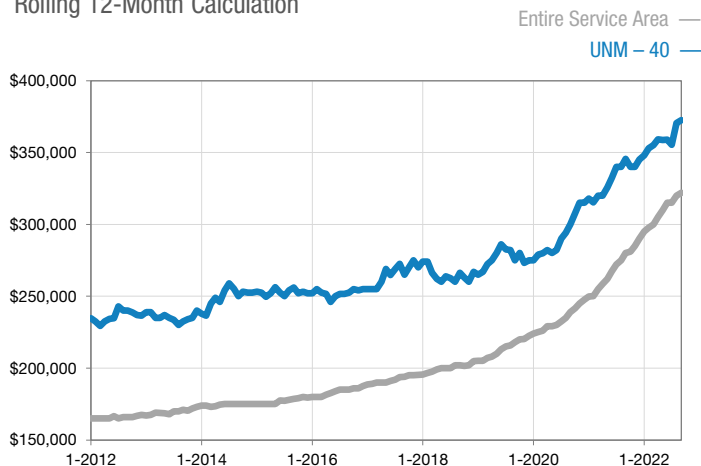
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 9-2021	Thru 9-2022	Percent Change
New Listings	2	1	- 50.0%	21	14	- 33.3%
Pending Sales	3	1	- 66.7%	16	8	- 50.0%
Closed Sales	3	0	- 100.0%	13	8	- 38.5%
Days on Market Until Sale	4	--	--	31	15	- 51.6%
Median Sales Price*	\$295,000	--	--	\$275,000	\$235,750	- 14.3%
Average Sales Price*	\$291,667	--	--	\$285,654	\$297,494	+ 4.1%
Percent of List Price Received*	101.2%	--	--	98.7%	97.1%	- 1.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	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.

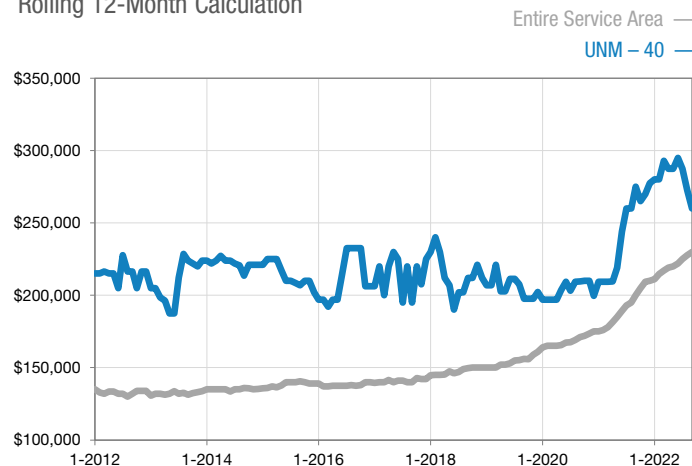
Median Sales Price - Single-Family Detached

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.