Local Market Update for October 2022

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

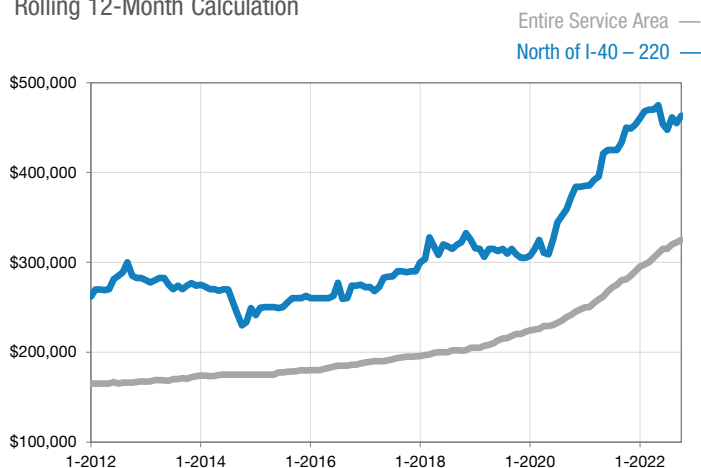| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	18	13	- 27.8%	187	139	- 25.7%
Pending Sales	14	11	- 21.4%	157	117	- 25.5%
Closed Sales	20	14	- 30.0%	155	117	- 24.5%
Days on Market Until Sale	19	20	+ 5.3%	26	29	+ 11.5%
Median Sales Price*	$465,000	$480,000	+ 3.2%	$460,000	$466,000	+ 1.3%
Average Sales Price*	$505,278	$534,064	+ 5.7%	$486,218	$520,754	+ 7.1%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	99.9%	99.4%	- 0.5%
Inventory of Homes for Sale	30	19	- 36.7%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
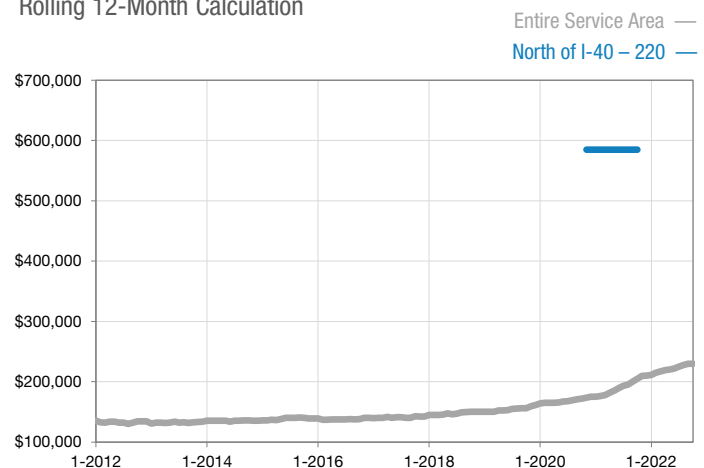
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North of I-40 – 220 —

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.