

Local Market Update for October 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	42	23	- 45.2%	437	356	- 18.5%
Pending Sales	52	26	- 50.0%	394	296	- 24.9%
Closed Sales	44	31	- 29.5%	371	312	- 15.9%
Days on Market Until Sale	15	25	+ 66.7%	12	13	+ 8.3%
Median Sales Price*	\$251,000	\$285,500	+ 13.7%	\$245,500	\$275,000	+ 12.0%
Average Sales Price*	\$265,045	\$299,735	+ 13.1%	\$258,133	\$289,279	+ 12.1%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	100.8%	101.0%	+ 0.2%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

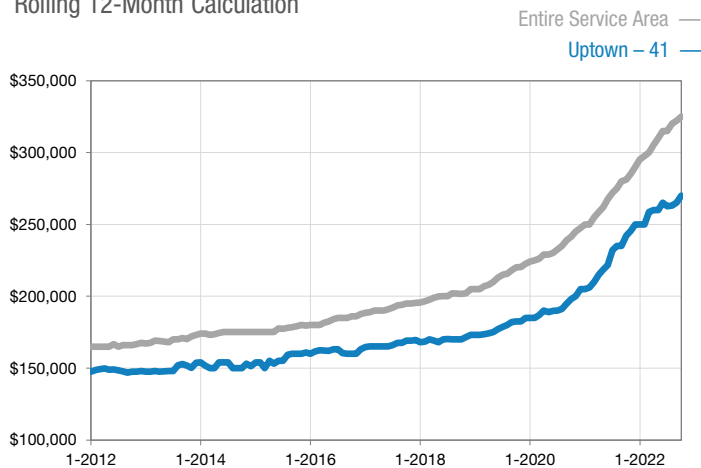
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	6	3	- 50.0%	59	61	+ 3.4%
Pending Sales	6	4	- 33.3%	47	65	+ 38.3%
Closed Sales	4	7	+ 75.0%	46	65	+ 41.3%
Days on Market Until Sale	32	12	- 62.5%	13	18	+ 38.5%
Median Sales Price*	\$93,500	\$130,000	+ 39.0%	\$105,500	\$150,000	+ 42.2%
Average Sales Price*	\$127,000	\$129,114	+ 1.7%	\$130,093	\$181,828	+ 39.8%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	98.9%	101.5%	+ 2.6%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.2	0.3	- 86.4%	--	--	--

* 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.

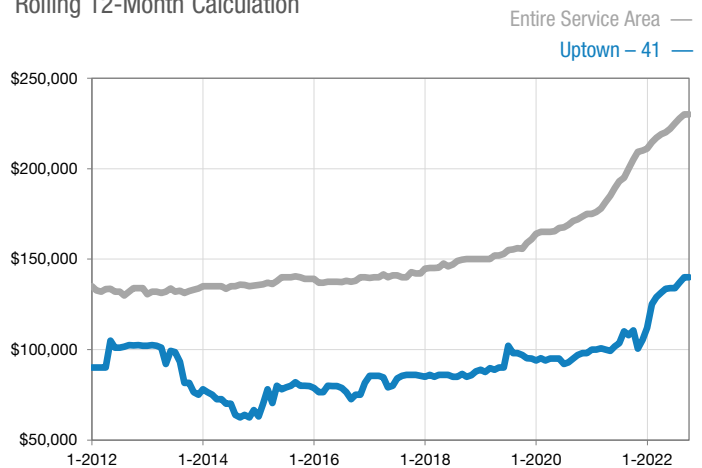
Median Sales Price - Single-Family Detached

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.