

Local Market Update for October 2022

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	73	66	- 9.6%	760	759	- 0.1%
Pending Sales	67	61	- 9.0%	702	645	- 8.1%
Closed Sales	70	61	- 12.9%	685	632	- 7.7%
Days on Market Until Sale	8	16	+ 100.0%	7	10	+ 42.9%
Median Sales Price*	\$229,000	\$248,000	+ 8.3%	\$215,000	\$251,375	+ 16.9%
Average Sales Price*	\$227,628	\$255,989	+ 12.5%	\$215,702	\$256,481	+ 18.9%
Percent of List Price Received*	101.9%	100.2%	- 1.7%	102.1%	101.9%	- 0.2%
Inventory of Homes for Sale	50	67	+ 34.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

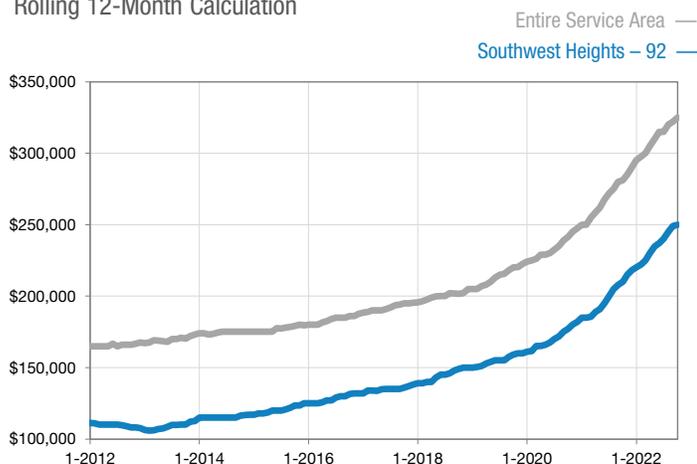
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	1	--	14	12	- 14.3%
Pending Sales	1	1	0.0%	11	14	+ 27.3%
Closed Sales	0	0	0.0%	13	13	0.0%
Days on Market Until Sale	--	--	--	6	6	0.0%
Median Sales Price*	--	--	--	\$150,000	\$177,000	+ 18.0%
Average Sales Price*	--	--	--	\$167,572	\$186,692	+ 11.4%
Percent of List Price Received*	--	--	--	100.5%	104.0%	+ 3.5%
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.

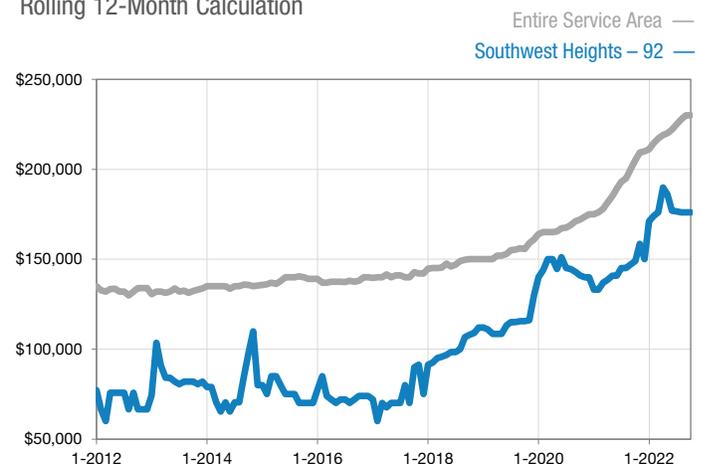
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.