

Local Market Update for October 2022

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	7	3	- 57.1%	114	46	- 59.6%
Pending Sales	3	3	0.0%	89	56	- 37.1%
Closed Sales	8	1	- 87.5%	67	65	- 3.0%
Days on Market Until Sale	6	47	+ 683.3%	25	35	+ 40.0%
Median Sales Price*	\$244,400	\$350,000	+ 43.2%	\$242,900	\$284,900	+ 17.3%
Average Sales Price*	\$265,804	\$350,000	+ 31.7%	\$269,474	\$313,202	+ 16.2%
Percent of List Price Received*	98.8%	97.2%	- 1.6%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	26	8	- 69.2%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

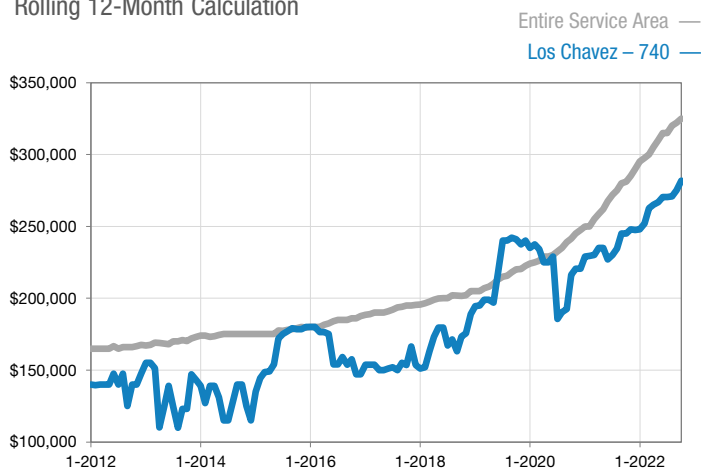
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	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.

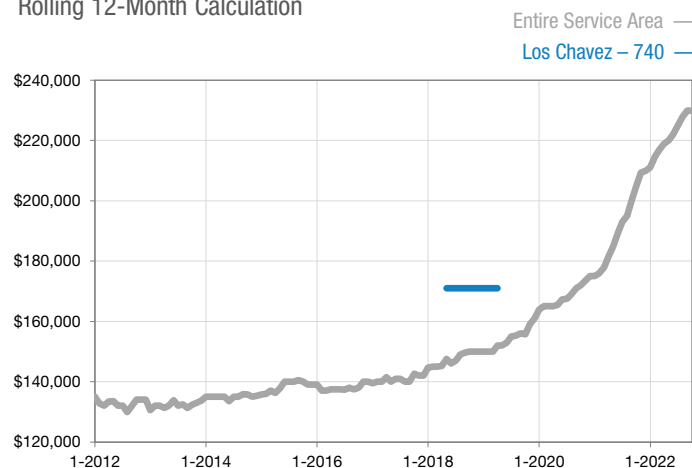
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.