

Local Market Update for October 2022

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



87122

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	26	29	+ 11.5%	412	306	- 25.7%
Pending Sales	38	23	- 39.5%	347	232	- 33.1%
Closed Sales	29	13	- 55.2%	337	224	- 33.5%
Days on Market Until Sale	24	36	+ 50.0%	22	17	- 22.7%
Median Sales Price*	\$651,000	\$799,000	+ 22.7%	\$635,000	\$685,000	+ 7.9%
Average Sales Price*	\$726,983	\$849,846	+ 16.9%	\$690,742	\$747,614	+ 8.2%
Percent of List Price Received*	100.7%	99.5%	- 1.2%	100.0%	101.0%	+ 1.0%
Inventory of Homes for Sale	41	43	+ 4.9%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

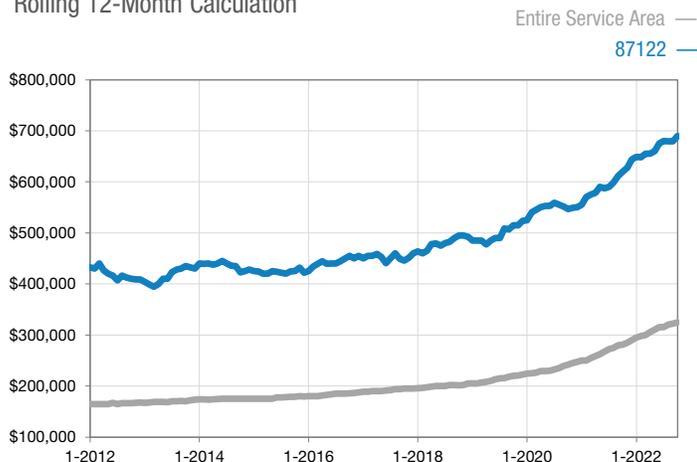
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	0	0.0%	16	4	- 75.0%
Pending Sales	0	0	0.0%	14	4	- 71.4%
Closed Sales	3	0	- 100.0%	18	5	- 72.2%
Days on Market Until Sale	15	--	--	17	2	- 88.2%
Median Sales Price*	\$265,000	--	--	\$287,500	\$302,000	+ 5.0%
Average Sales Price*	\$288,333	--	--	\$307,411	\$299,600	- 2.5%
Percent of List Price Received*	100.7%	--	--	99.6%	108.1%	+ 8.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

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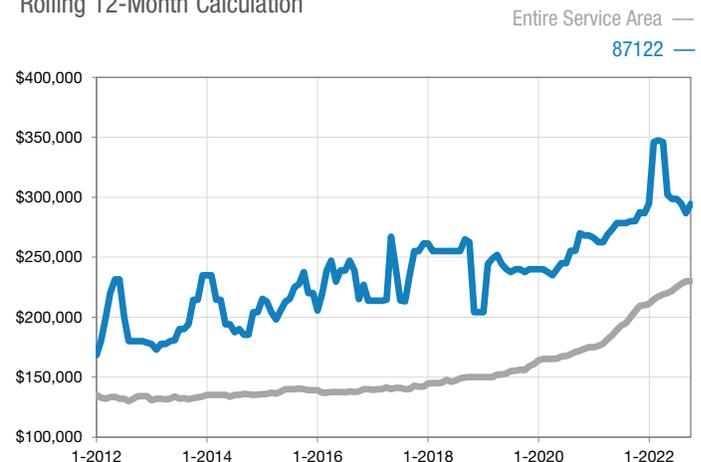
Median Sales Price - Single-Family Detached

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.