

Local Market Update for October 2022

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	78	58	- 25.6%	833	778	- 6.6%
Pending Sales	63	49	- 22.2%	725	640	- 11.7%
Closed Sales	71	63	- 11.3%	704	654	- 7.1%
Days on Market Until Sale	10	27	+ 170.0%	14	18	+ 28.6%
Median Sales Price*	\$330,000	\$425,000	+ 28.8%	\$320,000	\$391,000	+ 22.2%
Average Sales Price*	\$370,384	\$455,089	+ 22.9%	\$350,316	\$432,482	+ 23.5%
Percent of List Price Received*	101.9%	99.2%	- 2.6%	101.0%	101.0%	0.0%
Inventory of Homes for Sale	78	87	+ 11.5%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

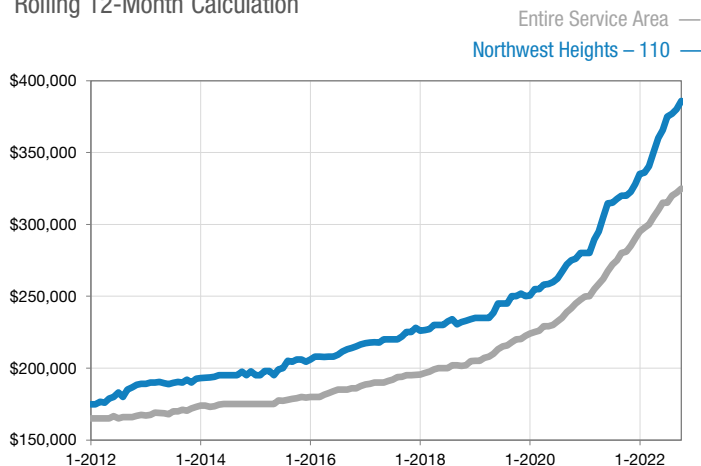
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	5	3	- 40.0%	51	45	- 11.8%
Pending Sales	6	2	- 66.7%	50	40	- 20.0%
Closed Sales	5	4	- 20.0%	48	43	- 10.4%
Days on Market Until Sale	10	3	- 70.0%	20	8	- 60.0%
Median Sales Price*	\$309,500	\$247,500	- 20.0%	\$226,500	\$250,000	+ 10.4%
Average Sales Price*	\$312,300	\$227,875	- 27.0%	\$265,166	\$297,195	+ 12.1%
Percent of List Price Received*	100.9%	102.9%	+ 2.0%	100.9%	102.3%	+ 1.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

* 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.

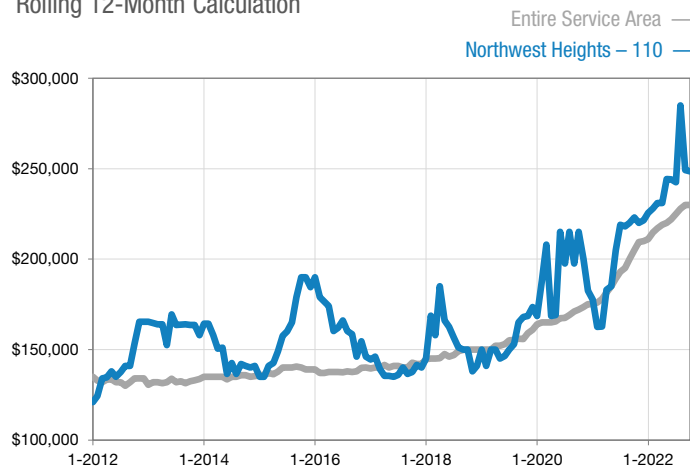
Median Sales Price - Single-Family Detached

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.