

Local Market Update for October 2022

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	90	59	- 34.4%	920	788	- 14.3%
Pending Sales	93	60	- 35.5%	856	673	- 21.4%
Closed Sales	86	46	- 46.5%	839	667	- 20.5%
Days on Market Until Sale	12	19	+ 58.3%	12	10	- 16.7%
Median Sales Price*	\$240,000	\$282,500	+ 17.7%	\$242,000	\$275,000	+ 13.6%
Average Sales Price*	\$254,561	\$298,785	+ 17.4%	\$253,767	\$286,499	+ 12.9%
Percent of List Price Received*	100.8%	99.2%	- 1.6%	101.2%	102.1%	+ 0.9%
Inventory of Homes for Sale	53	68	+ 28.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

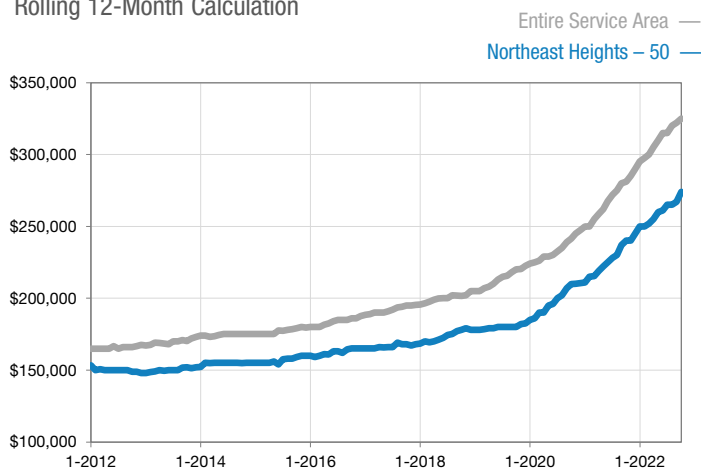
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	10	6	- 40.0%	132	93	- 29.5%
Pending Sales	17	6	- 64.7%	133	85	- 36.1%
Closed Sales	11	4	- 63.6%	131	84	- 35.9%
Days on Market Until Sale	16	2	- 87.5%	16	6	- 62.5%
Median Sales Price*	\$204,900	\$242,500	+ 18.4%	\$205,000	\$250,000	+ 22.0%
Average Sales Price*	\$198,900	\$233,750	+ 17.5%	\$201,784	\$240,632	+ 19.3%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	100.7%	103.1%	+ 2.4%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 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.

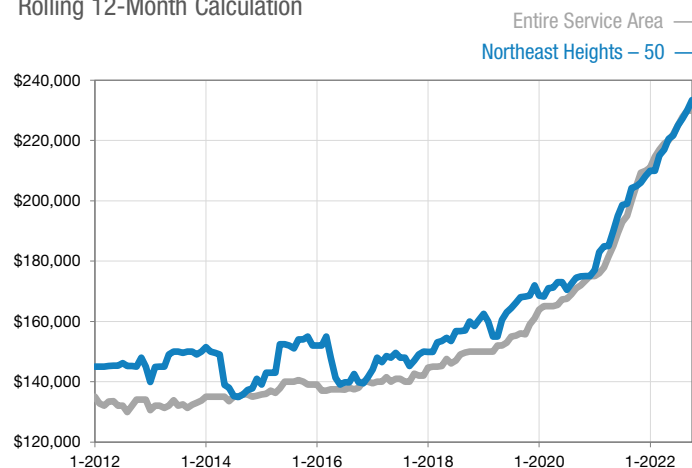
Median Sales Price - Single-Family Detached

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.