

Local Market Update for October 2022

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	10	16	+ 60.0%	110	139	+ 26.4%
Pending Sales	13	12	- 7.7%	89	85	- 4.5%
Closed Sales	4	11	+ 175.0%	76	81	+ 6.6%
Days on Market Until Sale	13	25	+ 92.3%	20	22	+ 10.0%
Median Sales Price*	\$235,413	\$520,000	+ 120.9%	\$258,413	\$285,000	+ 10.3%
Average Sales Price*	\$228,956	\$470,000	+ 105.3%	\$325,854	\$365,187	+ 12.1%
Percent of List Price Received*	101.9%	97.5%	- 4.3%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--

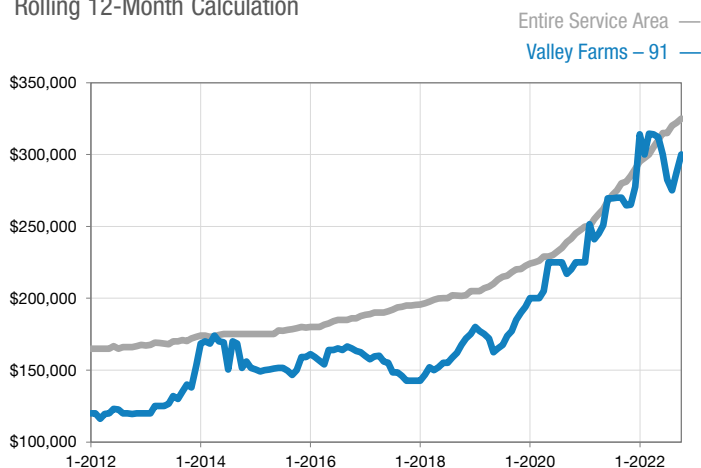
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

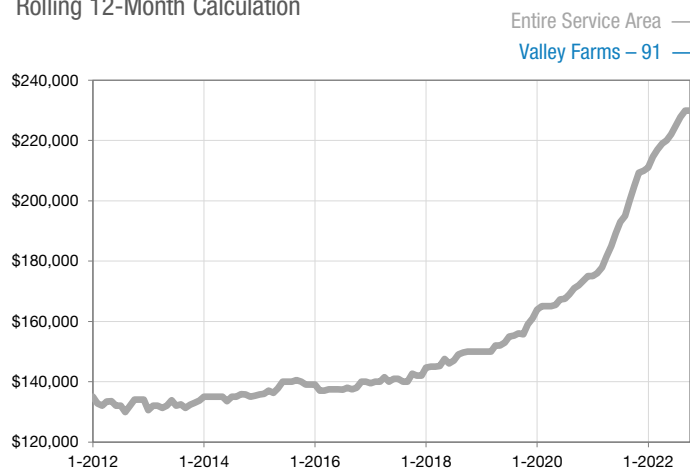
Median Sales Price - Single-Family Detached

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.