

Local Market Update for October 2022

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



87048

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	19	15	- 21.1%	172	141	- 18.0%
Pending Sales	18	11	- 38.9%	131	100	- 23.7%
Closed Sales	17	7	- 58.8%	127	101	- 20.5%
Days on Market Until Sale	15	37	+ 146.7%	29	25	- 13.8%
Median Sales Price*	\$610,500	\$727,500	+ 19.2%	\$635,000	\$725,000	+ 14.2%
Average Sales Price*	\$640,265	\$749,786	+ 17.1%	\$692,880	\$786,721	+ 13.5%
Percent of List Price Received*	98.4%	96.4%	- 2.0%	98.7%	99.8%	+ 1.1%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

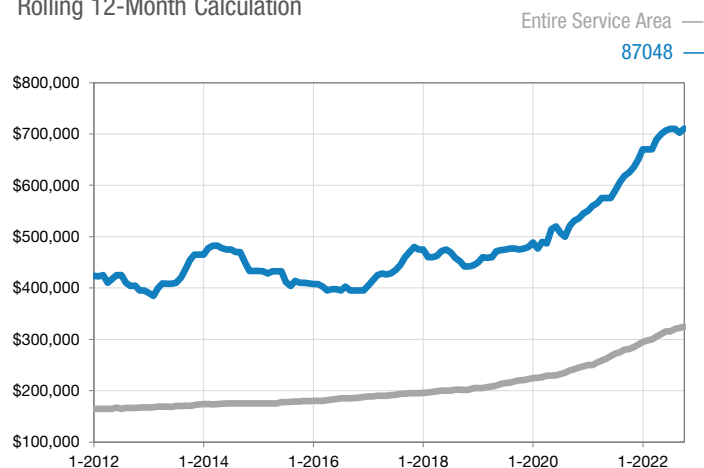
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	1	0.0%	4	3	- 25.0%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Days on Market Until Sale	0	--	--	2	3	+ 50.0%
Median Sales Price*	\$247,500	--	--	\$253,750	\$400,000	+ 57.6%
Average Sales Price*	\$247,500	--	--	\$260,250	\$400,000	+ 53.7%
Percent of List Price Received*	99.0%	--	--	97.8%	105.1%	+ 7.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

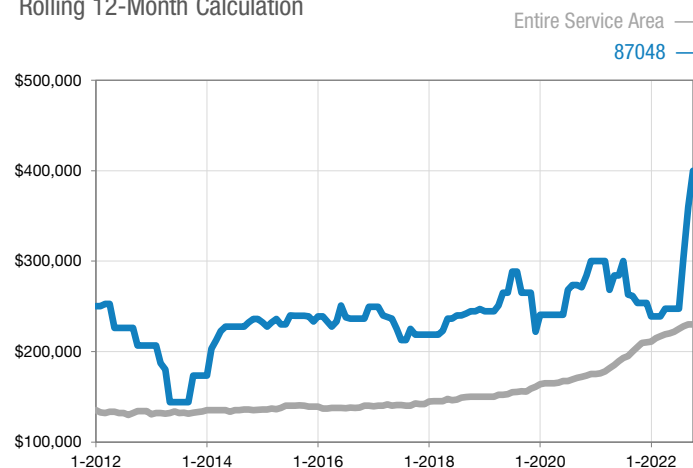
Median Sales Price - Single-Family Detached

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.