

Local Market Update for October 2022

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



87105

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	43	47	+ 9.3%	393	453	+ 15.3%
Pending Sales	41	41	0.0%	330	356	+ 7.9%
Closed Sales	33	32	- 3.0%	329	341	+ 3.6%
Days on Market Until Sale	11	19	+ 72.7%	18	17	- 5.6%
Median Sales Price*	\$185,000	\$256,000	+ 38.4%	\$210,000	\$243,750	+ 16.1%
Average Sales Price*	\$186,060	\$321,043	+ 72.5%	\$239,066	\$269,521	+ 12.7%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	51	50	- 2.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

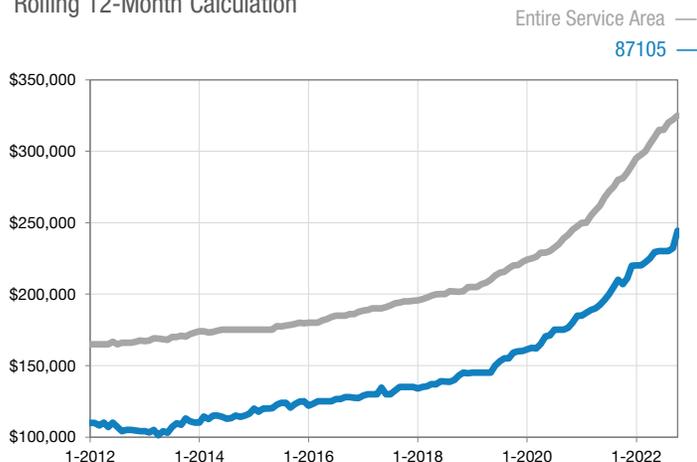
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	16	33	+ 106.3%
Pending Sales	3	2	- 33.3%	13	21	+ 61.5%
Closed Sales	1	0	- 100.0%	12	19	+ 58.3%
Days on Market Until Sale	4	--	--	24	8	- 66.7%
Median Sales Price*	\$170,000	--	--	\$191,000	\$185,000	- 3.1%
Average Sales Price*	\$170,000	--	--	\$212,912	\$187,047	- 12.1%
Percent of List Price Received*	100.0%	--	--	100.1%	100.4%	+ 0.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

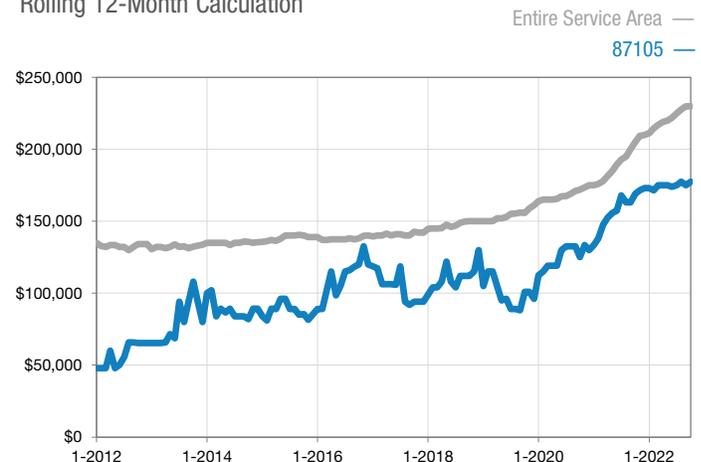
Median Sales Price - Single-Family Detached

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.