

Local Market Update for October 2022

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



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Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	17	17	0.0%	260	191	- 26.5%
Pending Sales	16	17	+ 6.3%	218	164	- 24.8%
Closed Sales	21	18	- 14.3%	224	161	- 28.1%
Days on Market Until Sale	23	22	- 4.3%	15	18	+ 20.0%
Median Sales Price*	\$396,000	\$397,000	+ 0.3%	\$360,000	\$425,000	+ 18.1%
Average Sales Price*	\$420,738	\$435,761	+ 3.6%	\$390,325	\$462,639	+ 18.5%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	100.4%	101.4%	+ 1.0%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

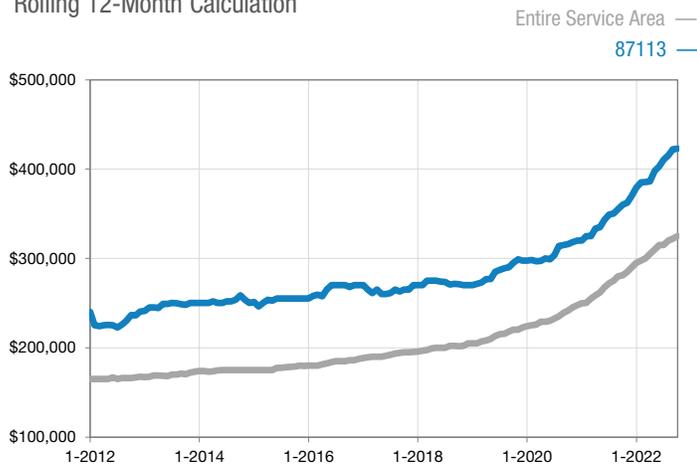
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	1	2	+ 100.0%	27	23	- 14.8%
Pending Sales	1	3	+ 200.0%	28	23	- 17.9%
Closed Sales	1	2	+ 100.0%	28	22	- 21.4%
Days on Market Until Sale	2	15	+ 650.0%	4	4	0.0%
Median Sales Price*	\$195,000	\$208,300	+ 6.8%	\$187,000	\$235,500	+ 25.9%
Average Sales Price*	\$195,000	\$208,300	+ 6.8%	\$187,982	\$244,868	+ 30.3%
Percent of List Price Received*	105.4%	99.9%	- 5.2%	102.9%	103.5%	+ 0.6%
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.

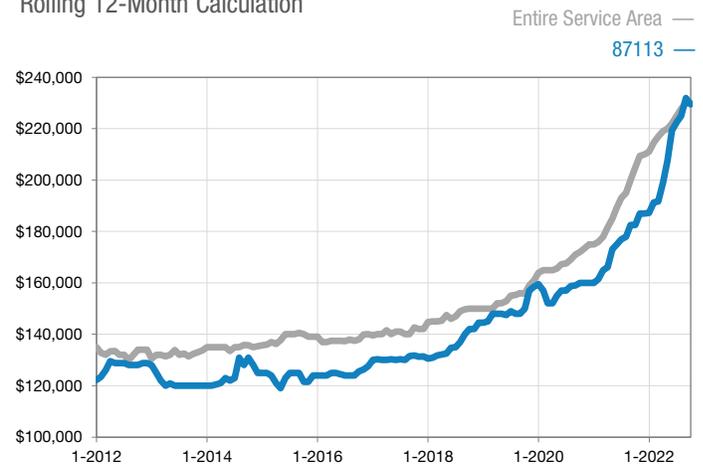
Median Sales Price - Single-Family Detached

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.