

Local Market Update for October 2022

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



87144

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	106	86	- 18.9%	1,445	1,167	- 19.2%
Pending Sales	97	86	- 11.3%	1,296	936	- 27.8%
Closed Sales	112	83	- 25.9%	1,261	978	- 22.4%
Days on Market Until Sale	15	25	+ 66.7%	17	16	- 5.9%
Median Sales Price*	\$313,290	\$350,000	+ 11.7%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$331,902	\$381,598	+ 15.0%	\$313,696	\$371,961	+ 18.6%
Percent of List Price Received*	100.5%	98.6%	- 1.9%	101.1%	101.2%	+ 0.1%
Inventory of Homes for Sale	120	174	+ 45.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

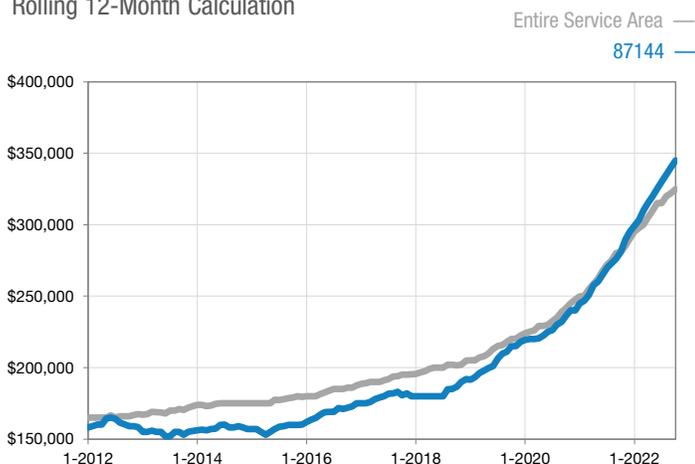
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	5	+ 66.7%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	0	0.0%	10	1	- 90.0%
Days on Market Until Sale	--	--	--	11	2	- 81.8%
Median Sales Price*	--	--	--	\$208,755	\$265,000	+ 26.9%
Average Sales Price*	--	--	--	\$201,269	\$265,000	+ 31.7%
Percent of List Price Received*	--	--	--	101.2%	104.0%	+ 2.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 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.

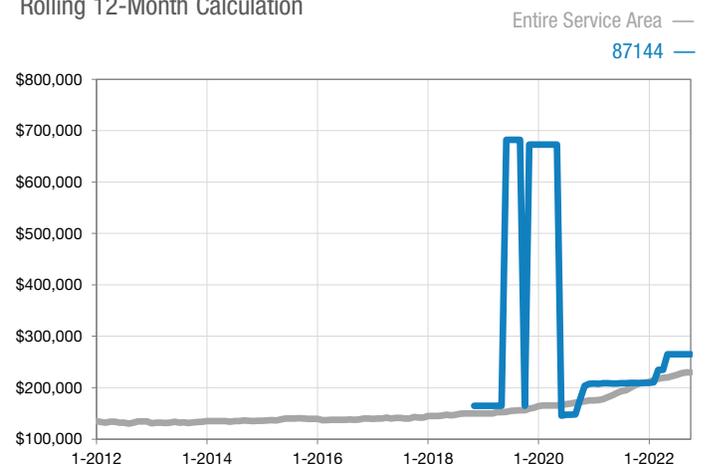
Median Sales Price - Single-Family Detached

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.