

Local Market Update for October 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	27	19	- 29.6%	200	213	+ 6.5%
Pending Sales	19	20	+ 5.3%	164	188	+ 14.6%
Closed Sales	19	14	- 26.3%	173	183	+ 5.8%
Days on Market Until Sale	11	23	+ 109.1%	18	17	- 5.6%
Median Sales Price*	\$156,000	\$210,000	+ 34.6%	\$179,000	\$220,000	+ 22.9%
Average Sales Price*	\$168,523	\$231,250	+ 37.2%	\$189,608	\$231,315	+ 22.0%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

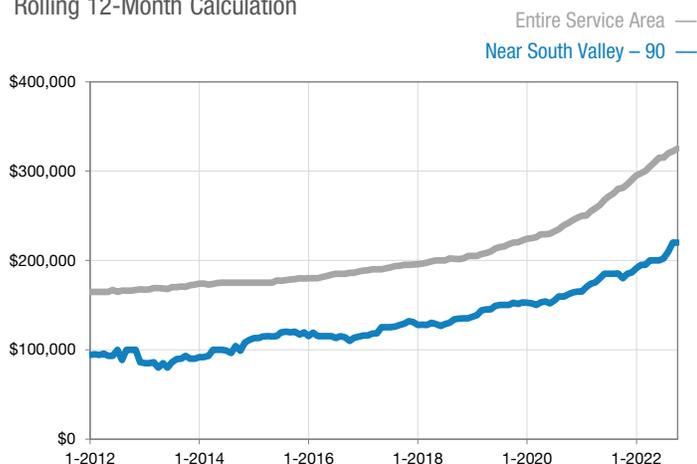
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	12	22	+ 83.3%
Pending Sales	2	2	0.0%	8	11	+ 37.5%
Closed Sales	1	0	- 100.0%	6	9	+ 50.0%
Days on Market Until Sale	4	--	--	17	10	- 41.2%
Median Sales Price*	\$170,000	--	--	\$156,500	\$157,500	+ 0.6%
Average Sales Price*	\$170,000	--	--	\$150,333	\$145,767	- 3.0%
Percent of List Price Received*	100.0%	--	--	100.0%	98.9%	- 1.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	1.3	--	--	--	--

* 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.

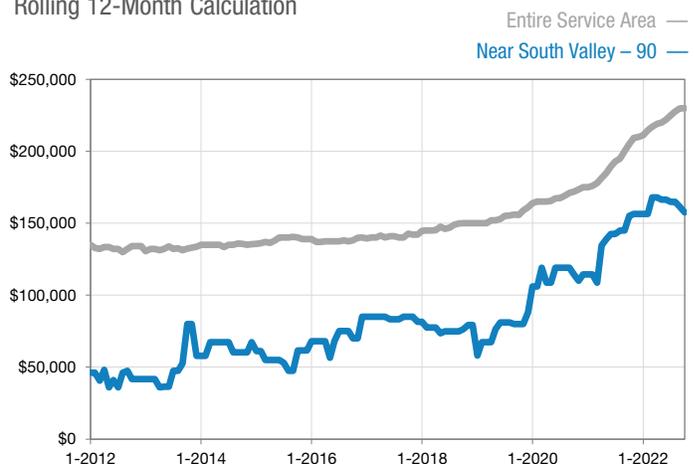
Median Sales Price - Single-Family Detached

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.