

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		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	30	21	- 30.0%	271	242	- 10.7%
Pending Sales	28	20	- 28.6%	258	183	- 29.1%
Closed Sales	26	12	- 53.8%	258	179	- 30.6%
Days on Market Until Sale	35	31	- 11.4%	22	12	- 45.5%
Median Sales Price*	\$318,950	\$381,000	+ 19.5%	\$305,000	\$360,000	+ 18.0%
Average Sales Price*	\$359,358	\$392,258	+ 9.2%	\$328,959	\$380,257	+ 15.6%
Percent of List Price Received*	99.8%	99.2%	- 0.6%	100.4%	102.0%	+ 1.6%
Inventory of Homes for Sale	14	31	+ 121.4%	--	--	--
Months Supply of Inventory	0.5	1.7	+ 240.0%	--	--	--

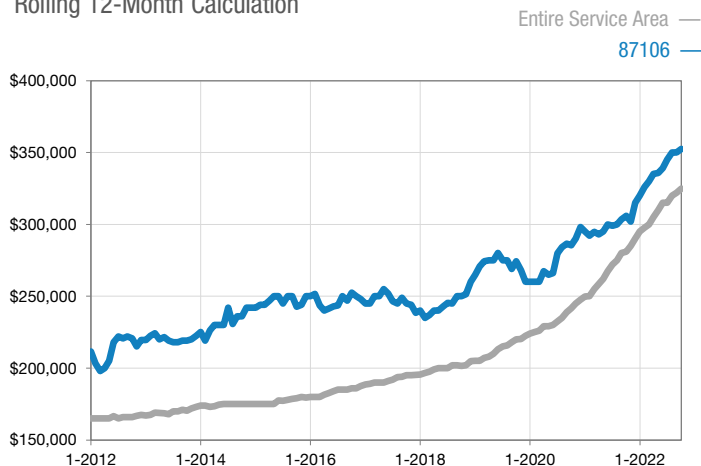
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	4	2	- 50.0%	57	41	- 28.1%
Pending Sales	8	2	- 75.0%	47	34	- 27.7%
Closed Sales	4	1	- 75.0%	40	35	- 12.5%
Days on Market Until Sale	27	20	- 25.9%	20	14	- 30.0%
Median Sales Price*	\$216,250	\$100,000	- 53.8%	\$260,000	\$223,900	- 13.9%
Average Sales Price*	\$232,375	\$100,000	- 57.0%	\$236,260	\$228,996	- 3.1%
Percent of List Price Received*	98.0%	100.0%	+ 2.0%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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.

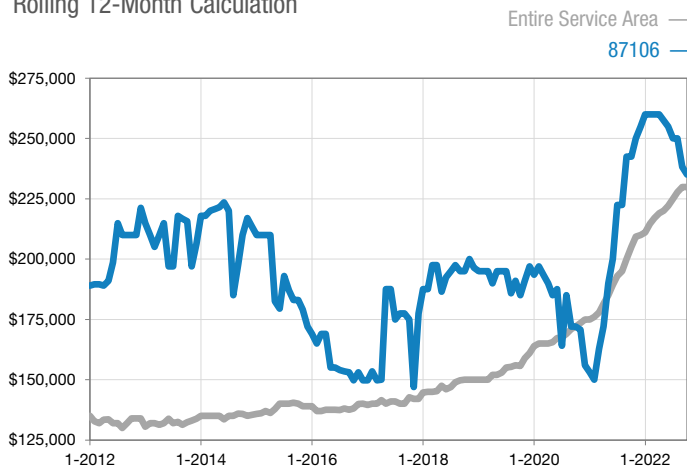
Median Sales Price - Single-Family Detached

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.