

Local Market Update for October 2022

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



87114

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	123	83	- 32.5%	1,299	1,053	- 18.9%
Pending Sales	111	85	- 23.4%	1,177	880	- 25.2%
Closed Sales	106	74	- 30.2%	1,165	874	- 25.0%
Days on Market Until Sale	10	18	+ 80.0%	10	11	+ 10.0%
Median Sales Price*	\$300,000	\$339,500	+ 13.2%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$314,016	\$381,101	+ 21.4%	\$320,933	\$384,229	+ 19.7%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	101.5%	101.8%	+ 0.3%
Inventory of Homes for Sale	84	99	+ 17.9%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

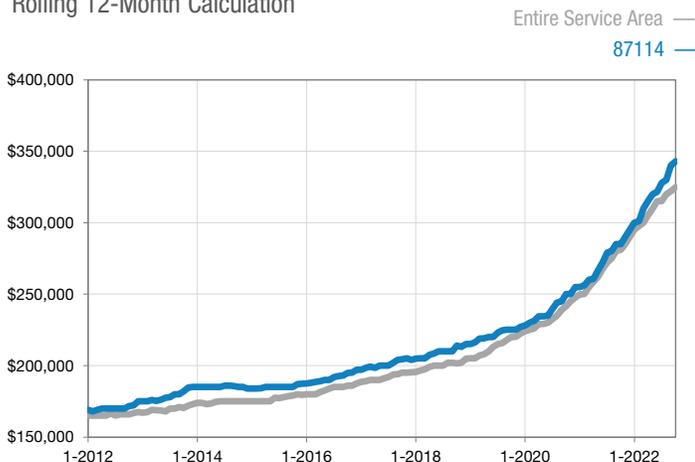
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	4	4	0.0%	52	46	- 11.5%
Pending Sales	4	6	+ 50.0%	49	42	- 14.3%
Closed Sales	3	2	- 33.3%	50	40	- 20.0%
Days on Market Until Sale	5	2	- 60.0%	8	2	- 75.0%
Median Sales Price*	\$178,000	\$170,000	- 4.5%	\$181,500	\$193,750	+ 6.7%
Average Sales Price*	\$212,667	\$170,000	- 20.1%	\$195,038	\$212,858	+ 9.1%
Percent of List Price Received*	100.0%	108.8%	+ 8.8%	102.1%	103.5%	+ 1.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--

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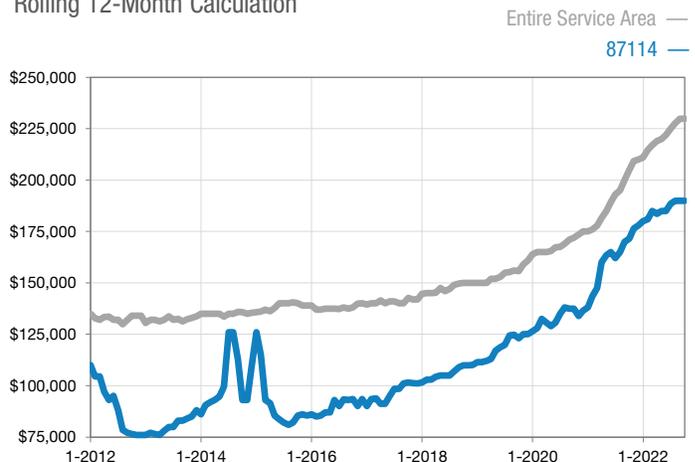
Median Sales Price - Single-Family Detached

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.