

Local Market Update for October 2022

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



87104

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	13	14	+ 7.7%	143	114	- 20.3%
Pending Sales	5	12	+ 140.0%	118	97	- 17.8%
Closed Sales	16	8	- 50.0%	125	98	- 21.6%
Days on Market Until Sale	20	21	+ 5.0%	19	20	+ 5.3%
Median Sales Price*	\$425,000	\$311,450	- 26.7%	\$400,000	\$440,000	+ 10.0%
Average Sales Price*	\$432,313	\$398,838	- 7.7%	\$410,407	\$465,757	+ 13.5%
Percent of List Price Received*	96.5%	99.3%	+ 2.9%	100.1%	100.7%	+ 0.6%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--

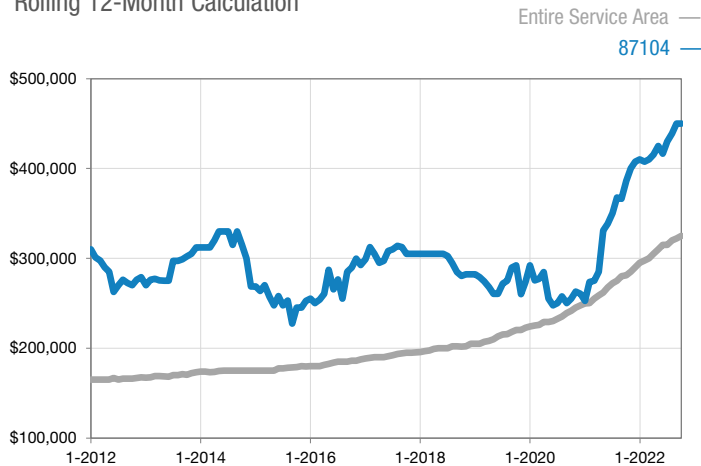
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	2	0.0%	41	26	- 36.6%
Pending Sales	3	1	- 66.7%	36	25	- 30.6%
Closed Sales	1	4	+ 300.0%	32	27	- 15.6%
Days on Market Until Sale	17	7	- 58.8%	12	12	0.0%
Median Sales Price*	\$158,000	\$281,500	+ 78.2%	\$282,450	\$270,000	- 4.4%
Average Sales Price*	\$158,000	\$277,000	+ 75.3%	\$300,590	\$309,485	+ 3.0%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	100.2%	101.1%	+ 0.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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.

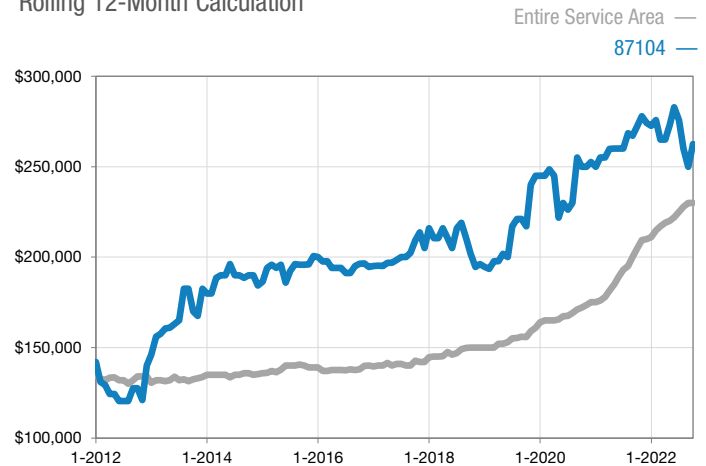
Median Sales Price - Single-Family Detached

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.