

Local Market Update for October 2022

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	9	4	- 55.6%	92	68	- 26.1%
Pending Sales	11	7	- 36.4%	60	62	+ 3.3%
Closed Sales	7	8	+ 14.3%	51	64	+ 25.5%
Days on Market Until Sale	14	14	0.0%	27	27	0.0%
Median Sales Price*	\$411,000	\$359,500	- 12.5%	\$382,500	\$362,623	- 5.2%
Average Sales Price*	\$411,429	\$353,688	- 14.0%	\$386,457	\$376,513	- 2.6%
Percent of List Price Received*	99.4%	95.5%	- 3.9%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.4	- 54.8%	--	--	--

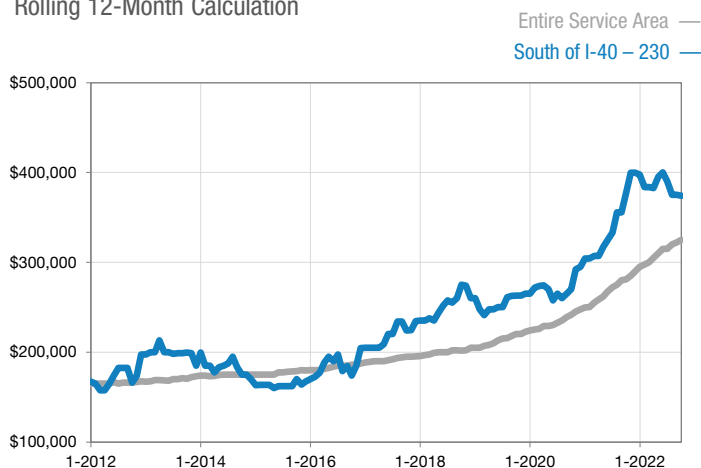
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

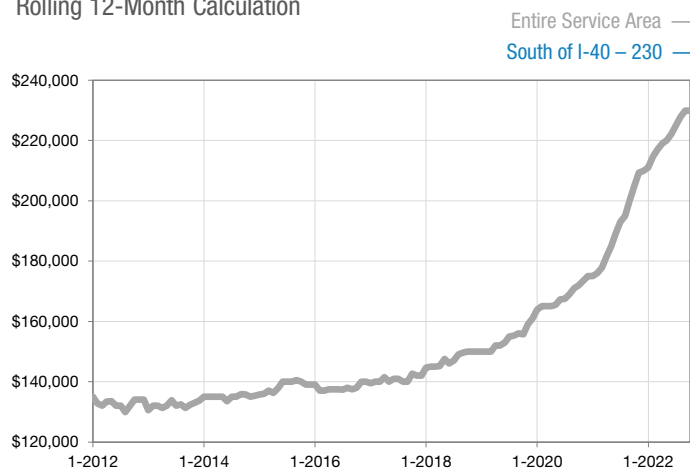
Median Sales Price - Single-Family Detached

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.