

Local Market Update for October 2022

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	20	18	- 10.0%	261	205	- 21.5%
Pending Sales	20	20	0.0%	223	173	- 22.4%
Closed Sales	27	16	- 40.7%	224	169	- 24.6%
Days on Market Until Sale	25	28	+ 12.0%	19	16	- 15.8%
Median Sales Price*	\$444,000	\$432,500	- 2.6%	\$435,889	\$505,000	+ 15.9%
Average Sales Price*	\$501,759	\$519,763	+ 3.6%	\$502,925	\$555,330	+ 10.4%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	100.2%	100.9%	+ 0.7%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

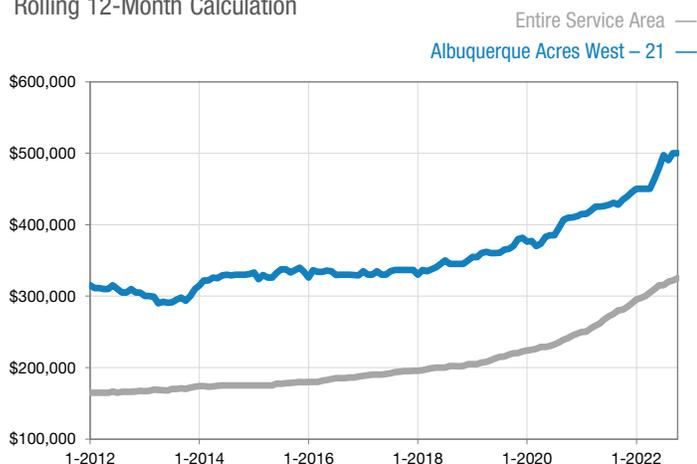
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	0	0.0%	7	5	- 28.6%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	0	0	0.0%	6	7	+ 16.7%
Days on Market Until Sale	--	--	--	4	2	- 50.0%
Median Sales Price*	--	--	--	\$347,500	\$295,000	- 15.1%
Average Sales Price*	--	--	--	\$317,333	\$312,714	- 1.5%
Percent of List Price Received*	--	--	--	99.8%	103.2%	+ 3.4%
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.

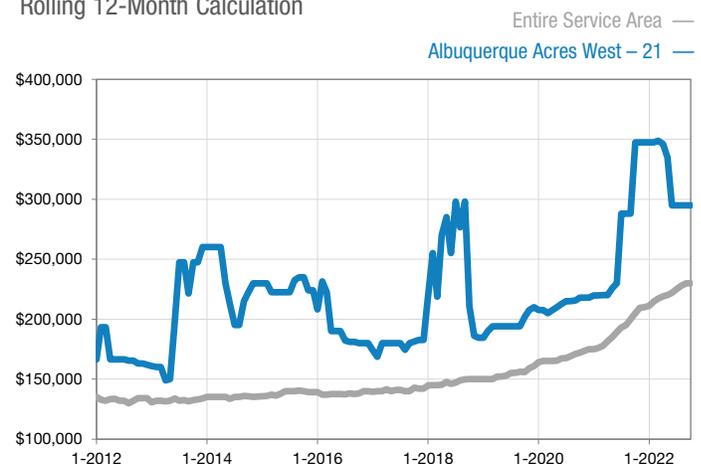
Median Sales Price - Single-Family Detached

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.