Local Market Update for October 2022

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

gaar

Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

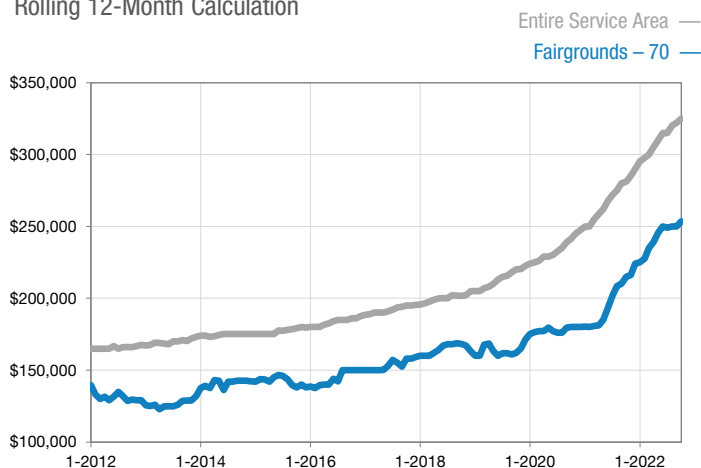| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	9	14	+ 55.6%	153	155	+ 1.3%
Pending Sales	10	11	+ 10.0%	137	140	+ 2.2%
Closed Sales	11	17	+ 54.5%	131	143	+ 9.2%
Days on Market Until Sale	19	14	- 26.3%	15	11	- 26.7%
Median Sales Price*	$205,500	$227,000	+ 10.5%	$216,000	$259,000	+ 19.9%
Average Sales Price*	$199,318	$257,509	+ 29.2%	$224,753	$260,717	+ 16.0%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	100.5%	102.0%	+ 1.5%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	1	0.0%	13	6	- 53.8%
Pending Sales	0	2	--	10	6	- 40.0%
Closed Sales	3	1	- 66.7%	9	4	- 55.6%
Days on Market Until Sale	13	170	+ 1207.7%	11	49	+ 345.5%
Median Sales Price*	$110,000	$126,000	+ 14.5%	$131,000	$155,500	+ 18.7%
Average Sales Price*	$139,967	$126,000	- 10.0%	$157,489	$158,250	+ 0.5%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.9	--	--	--	--	--

* 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.
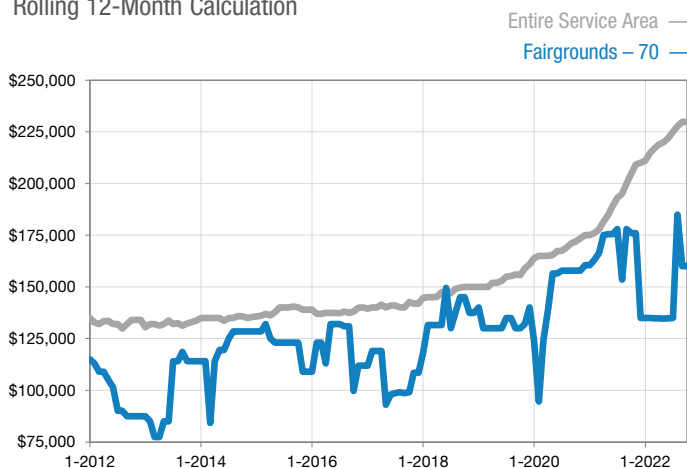
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Fairgrounds – 70 —

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.