

Local Market Update for October 2022

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



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Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	57	43	- 24.6%	601	551	- 8.3%
Pending Sales	56	38	- 32.1%	559	470	- 15.9%
Closed Sales	55	32	- 41.8%	542	467	- 13.8%
Days on Market Until Sale	12	15	+ 25.0%	12	10	- 16.7%
Median Sales Price*	\$234,900	\$286,500	+ 22.0%	\$245,500	\$285,000	+ 16.1%
Average Sales Price*	\$253,777	\$313,984	+ 23.7%	\$266,930	\$309,081	+ 15.8%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	101.0%	101.9%	+ 0.9%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

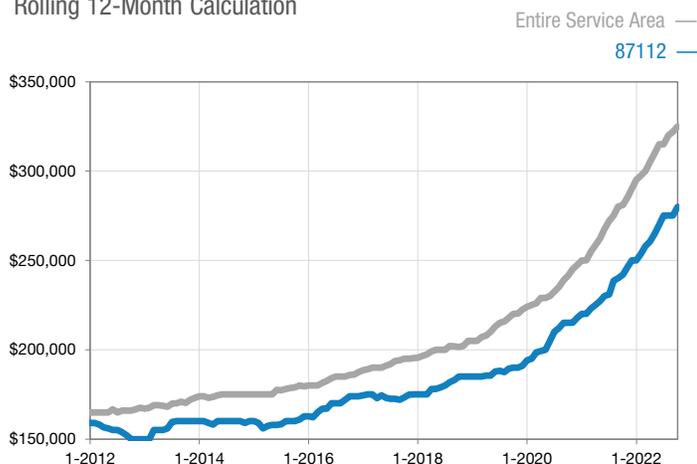
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	7	7	0.0%	86	59	- 31.4%
Pending Sales	12	5	- 58.3%	84	51	- 39.3%
Closed Sales	7	4	- 42.9%	78	50	- 35.9%
Days on Market Until Sale	17	8	- 52.9%	15	6	- 60.0%
Median Sales Price*	\$215,000	\$270,000	+ 25.6%	\$206,500	\$256,250	+ 24.1%
Average Sales Price*	\$206,143	\$293,375	+ 42.3%	\$202,304	\$256,168	+ 26.6%
Percent of List Price Received*	97.7%	99.3%	+ 1.6%	100.6%	102.1%	+ 1.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

* 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.

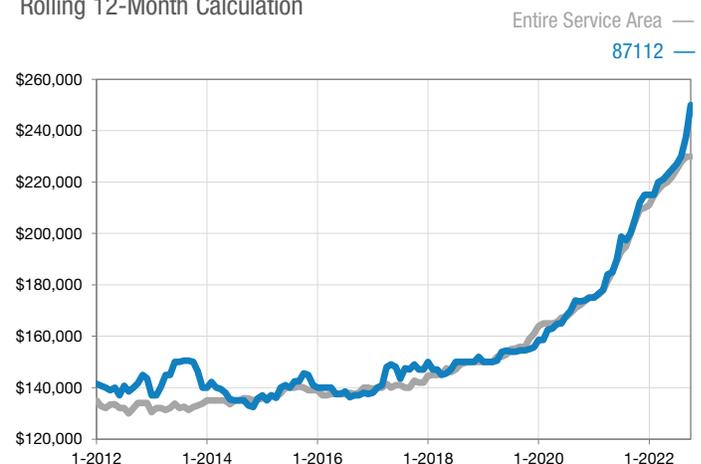
Median Sales Price - Single-Family Detached

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.