

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	33	22	- 33.3%	329	305	- 7.3%
Pending Sales	32	16	- 50.0%	251	225	- 10.4%
Closed Sales	23	18	- 21.7%	238	219	- 8.0%
Days on Market Until Sale	19	23	+ 21.1%	20	24	+ 20.0%
Median Sales Price*	\$325,000	\$491,500	+ 51.2%	\$310,495	\$347,500	+ 11.9%
Average Sales Price*	\$456,783	\$488,278	+ 6.9%	\$387,332	\$439,710	+ 13.5%
Percent of List Price Received*	102.3%	99.6%	- 2.6%	100.1%	100.6%	+ 0.5%
Inventory of Homes for Sale	50	67	+ 34.0%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

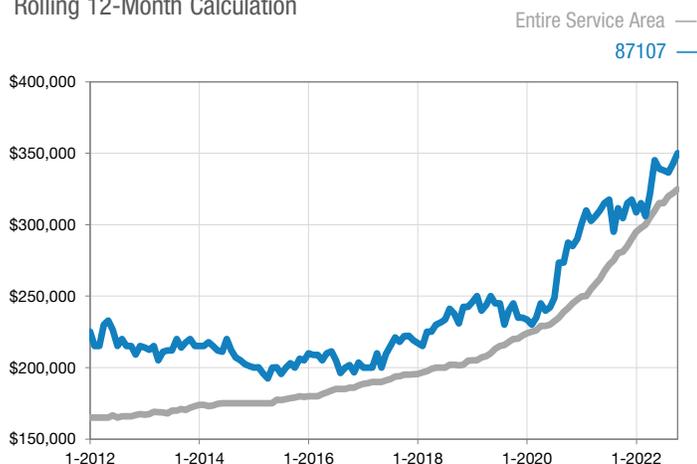
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	61	52	- 14.8%
Pending Sales	6	5	- 16.7%	54	52	- 3.7%
Closed Sales	5	6	+ 20.0%	49	54	+ 10.2%
Days on Market Until Sale	14	3	- 78.6%	11	10	- 9.1%
Median Sales Price*	\$239,500	\$230,500	- 3.8%	\$219,225	\$241,271	+ 10.1%
Average Sales Price*	\$276,200	\$219,750	- 20.4%	\$214,921	\$252,361	+ 17.4%
Percent of List Price Received*	101.0%	97.9%	- 3.1%	101.4%	101.1%	- 0.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--

* 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.

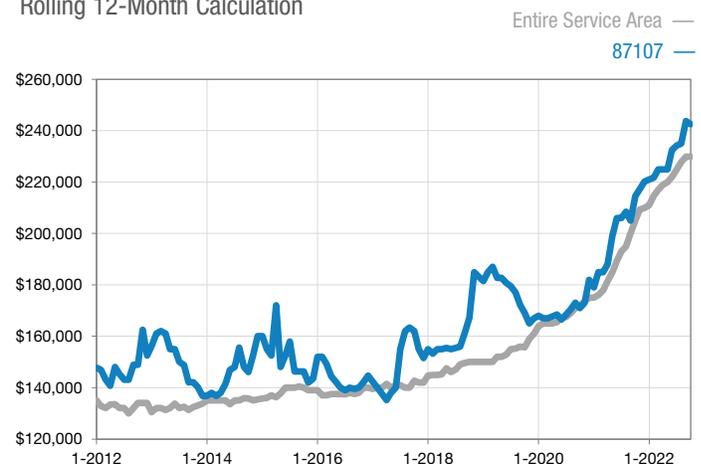
Median Sales Price - Single-Family Detached

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.