

Local Market Update for October 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	33	16	- 51.5%	286	240	- 16.1%
Pending Sales	31	17	- 45.2%	234	192	- 17.9%
Closed Sales	26	18	- 30.8%	227	194	- 14.5%
Days on Market Until Sale	20	27	+ 35.0%	19	24	+ 26.3%
Median Sales Price*	\$290,000	\$377,263	+ 30.1%	\$275,000	\$315,000	+ 14.5%
Average Sales Price*	\$360,269	\$452,968	+ 25.7%	\$332,862	\$372,332	+ 11.9%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	100.5%	100.3%	- 0.2%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

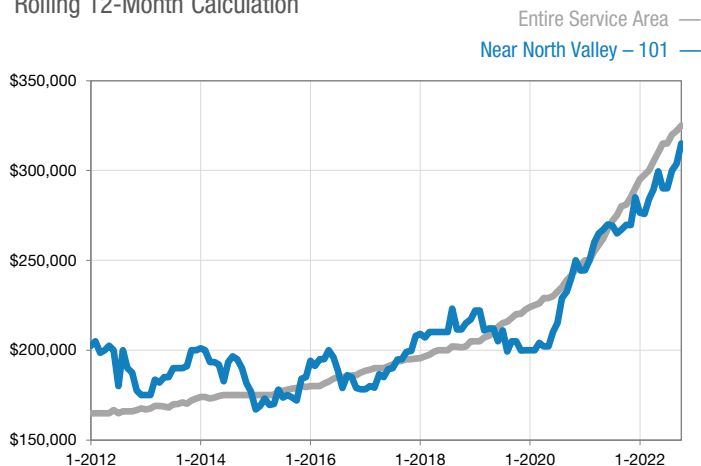
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	3	3	0.0%	64	46	- 28.1%
Pending Sales	6	5	- 16.7%	56	47	- 16.1%
Closed Sales	4	3	- 25.0%	50	49	- 2.0%
Days on Market Until Sale	14	3	- 78.6%	11	12	+ 9.1%
Median Sales Price*	\$208,250	\$238,000	+ 14.3%	\$219,613	\$247,000	+ 12.5%
Average Sales Price*	\$203,500	\$229,333	+ 12.7%	\$220,798	\$281,504	+ 27.5%
Percent of List Price Received*	101.5%	101.2%	- 0.3%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

* 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.

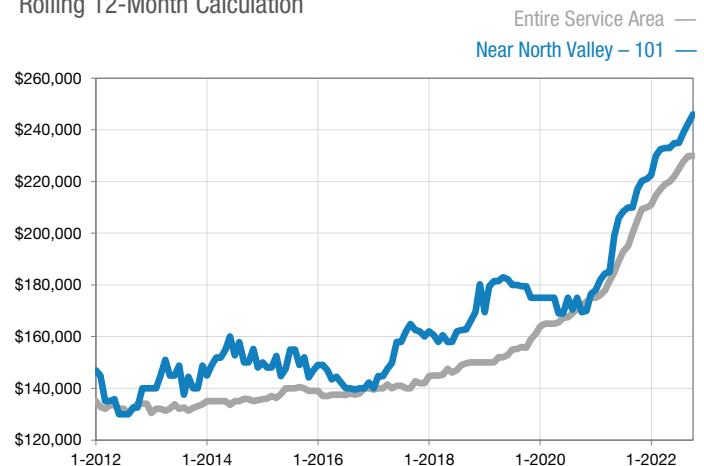
Median Sales Price - Single-Family Detached

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.