Local Market Update for October 2022

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

gaar

87109

Single-Family Detached

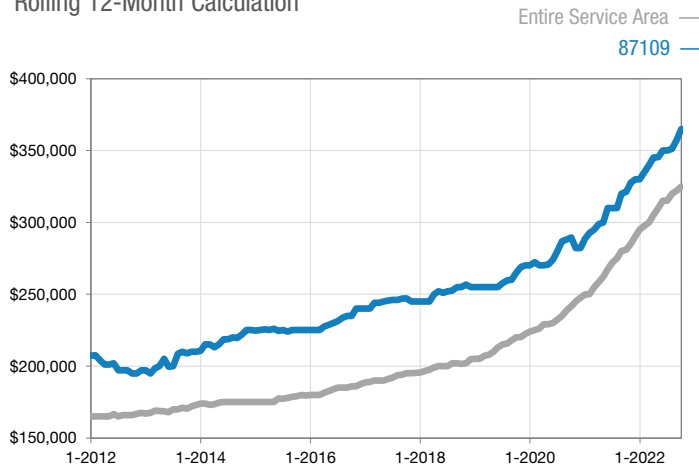| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	19	20	+ 5.3%	353	276	- 21.8%
Pending Sales	24	16	- 33.3%	325	234	- 28.0%
Closed Sales	46	12	- 73.9%	321	245	- 23.7%
Days on Market Until Sale	14	9	- 35.7%	12	8	- 33.3%
Median Sales Price*	$330,000	$352,500	+ 6.8%	$327,500	$365,000	+ 11.5%
Average Sales Price*	$345,969	$354,425	+ 2.4%	$345,720	$379,743	+ 9.8%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	100.8%	101.8%	+ 1.0%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

* 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	13	10	- 23.1%	172	135	- 21.5%
Pending Sales	12	12	0.0%	148	128	- 13.5%
Closed Sales	15	20	+ 33.3%	150	131	- 12.7%
Days on Market Until Sale	19	12	- 36.8%	9	14	+ 55.6%
Median Sales Price*	$218,000	$241,500	+ 10.8%	$204,500	$228,000	+ 11.5%
Average Sales Price*	$208,833	$242,325	+ 16.0%	$198,649	$225,142	+ 13.3%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	100.3%	100.7%	+ 0.4%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

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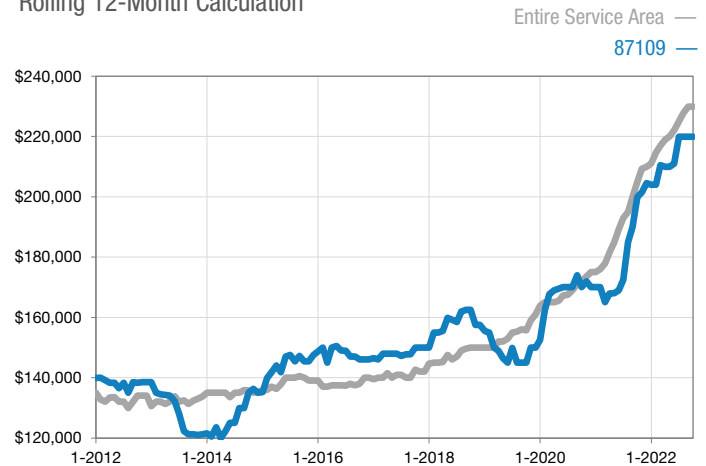
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87109 —

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

Entire Service Area —
87109 —

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.