

Local Market Update for October 2022

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, 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	17	13	- 23.5%	196	157	- 19.9%
Pending Sales	16	11	- 31.3%	176	136	- 22.7%
Closed Sales	17	13	- 23.5%	171	133	- 22.2%
Days on Market Until Sale	11	24	+ 118.2%	15	11	- 26.7%
Median Sales Price*	\$422,000	\$375,000	- 11.1%	\$370,000	\$428,500	+ 15.8%
Average Sales Price*	\$401,706	\$414,385	+ 3.2%	\$385,407	\$443,100	+ 15.0%
Percent of List Price Received*	101.1%	99.5%	- 1.6%	100.7%	101.8%	+ 1.1%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

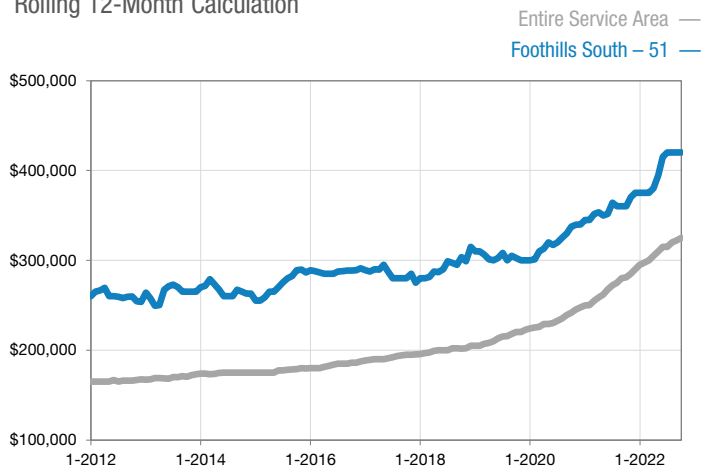
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	5	+ 150.0%	67	48	- 28.4%
Pending Sales	2	3	+ 50.0%	64	42	- 34.4%
Closed Sales	7	2	- 71.4%	63	42	- 33.3%
Days on Market Until Sale	5	15	+ 200.0%	8	4	- 50.0%
Median Sales Price*	\$235,000	\$316,750	+ 34.8%	\$225,000	\$270,000	+ 20.0%
Average Sales Price*	\$256,571	\$316,750	+ 23.5%	\$240,281	\$291,372	+ 21.3%
Percent of List Price Received*	100.6%	99.4%	- 1.2%	101.2%	103.8%	+ 2.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.5	+ 400.0%	--	--	--

* 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.

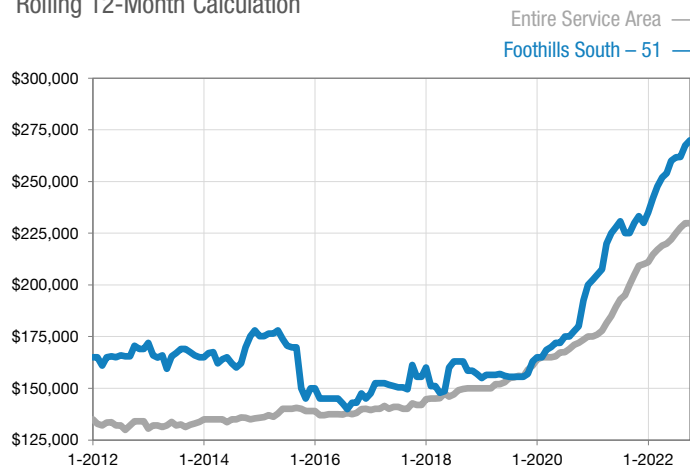
Median Sales Price - Single-Family Detached

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.