

# Local Market Update for October 2022

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



## 87110

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	57	33	- 42.1%	639	497	- 22.2%
Pending Sales	66	35	- 47.0%	573	430	- 25.0%
Closed Sales	61	49	- 19.7%	543	446	- 17.9%
Days on Market Until Sale	13	26	+ 100.0%	15	13	- 13.3%
Median Sales Price*	\$260,000	<b>\$285,500</b>	+ 9.8%	\$260,000	<b>\$285,000</b>	+ 9.6%
Average Sales Price*	\$282,998	<b>\$326,026</b>	+ 15.2%	\$284,942	<b>\$310,215</b>	+ 8.9%
Percent of List Price Received*	99.7%	<b>98.2%</b>	- 1.5%	100.6%	<b>101.1%</b>	+ 0.5%
Inventory of Homes for Sale	45	39	- 13.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.9</b>	+ 12.5%	--	--	--

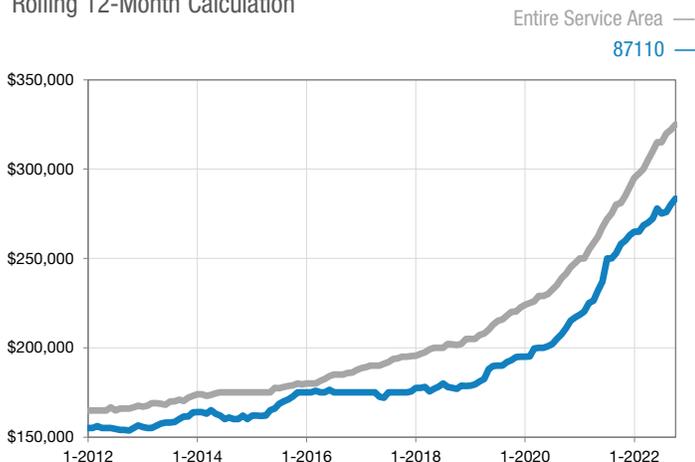
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	7	4	- 42.9%	53	56	+ 5.7%
Pending Sales	6	3	- 50.0%	44	56	+ 27.3%
Closed Sales	3	5	+ 66.7%	43	55	+ 27.9%
Days on Market Until Sale	9	9	0.0%	10	11	+ 10.0%
Median Sales Price*	\$95,000	<b>\$148,500</b>	+ 56.3%	\$121,250	<b>\$148,500</b>	+ 22.5%
Average Sales Price*	\$138,967	<b>\$136,960</b>	- 1.4%	\$131,074	<b>\$173,126</b>	+ 32.1%
Percent of List Price Received*	97.3%	<b>101.8%</b>	+ 4.6%	99.1%	<b>102.7%</b>	+ 3.6%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.8	<b>0.6</b>	- 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.

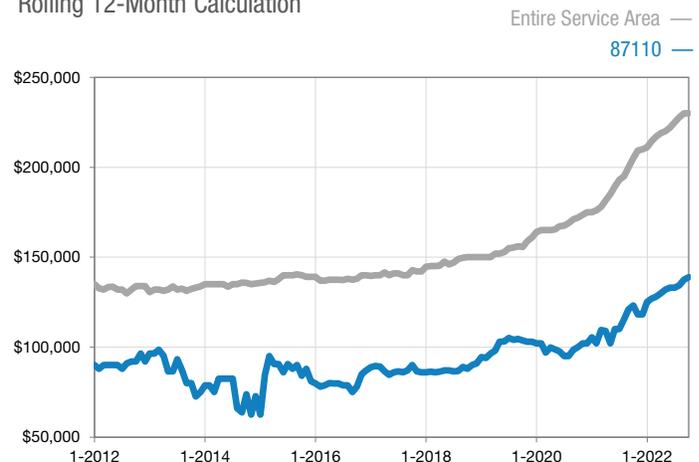
### Median Sales Price - Single-Family Detached

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.