

# Local Market Update for October 2022

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



## 87123

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	28	- 50.9%	607	452	- 25.5%
Pending Sales	58	25	- 56.9%	553	389	- 29.7%
Closed Sales	52	28	- 46.2%	531	399	- 24.9%
Days on Market Until Sale	12	21	+ 75.0%	18	14	- 22.2%
Median Sales Price*	\$312,500	<b>\$325,599</b>	+ 4.2%	\$301,000	<b>\$338,000</b>	+ 12.3%
Average Sales Price*	\$318,902	<b>\$343,976</b>	+ 7.9%	\$314,750	<b>\$352,994</b>	+ 12.2%
Percent of List Price Received*	101.0%	<b>99.7%</b>	- 1.3%	100.7%	<b>101.4%</b>	+ 0.7%
Inventory of Homes for Sale	39	44	+ 12.8%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

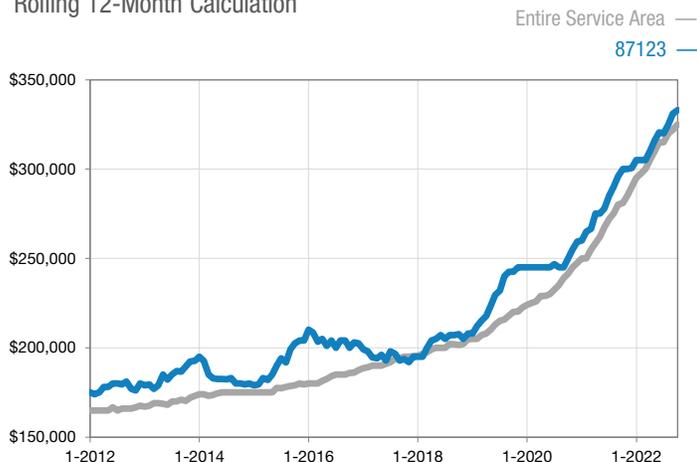
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	9	5	- 44.4%	174	87	- 50.0%
Pending Sales	14	7	- 50.0%	156	87	- 44.2%
Closed Sales	18	0	- 100.0%	138	88	- 36.2%
Days on Market Until Sale	9	--	--	10	13	+ 30.0%
Median Sales Price*	\$226,500	--	--	\$227,250	<b>\$265,000</b>	+ 16.6%
Average Sales Price*	\$225,422	--	--	\$230,260	<b>\$271,379</b>	+ 17.9%
Percent of List Price Received*	100.9%	--	--	100.6%	<b>102.4%</b>	+ 1.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

\* 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.

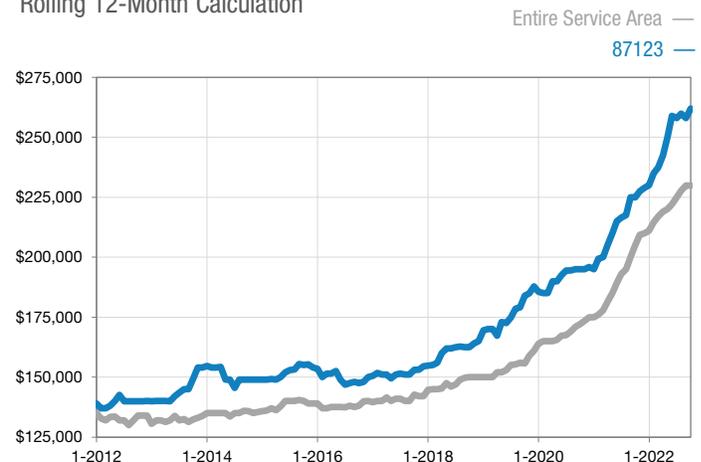
### Median Sales Price - Single-Family Detached

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.