Local Market Update for October 2022

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

gaar

87031

Single-Family Detached

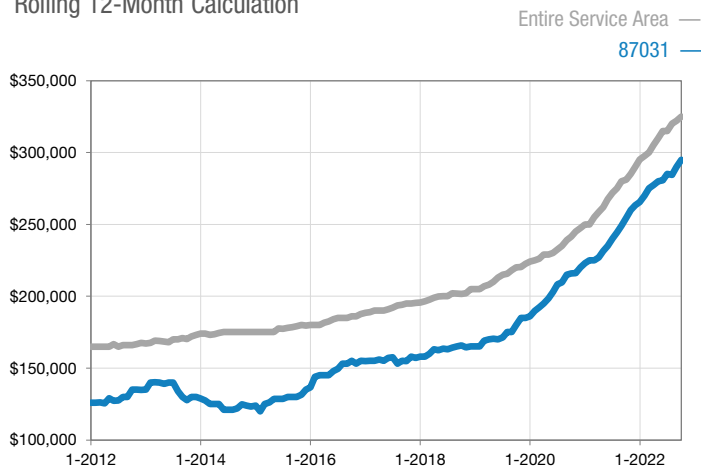| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	67	58	- 13.4%	611	611	0.0%
Pending Sales	42	36	- 14.3%	528	444	- 15.9%
Closed Sales	69	35	- 49.3%	503	455	- 9.5%
Days on Market Until Sale	12	41	+ 241.7%	22	26	+ 18.2%
Median Sales Price*	$259,922	$298,500	+ 14.8%	$257,615	$295,000	+ 14.5%
Average Sales Price*	$277,749	$327,644	+ 18.0%	$271,270	$316,311	+ 16.6%
Percent of List Price Received*	100.9%	98.9%	- 2.0%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	78	148	+ 89.7%	--	--	--
Months Supply of Inventory	1.5	3.4	+ 126.7%	--	--	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	0	- 100.0%	33	15	- 54.5%
Pending Sales	3	2	- 33.3%	31	14	- 54.8%
Closed Sales	4	0	- 100.0%	30	13	- 56.7%
Days on Market Until Sale	12	--	--	7	6	- 14.3%
Median Sales Price*	$207,500	--	--	$175,000	$205,900	+ 17.7%
Average Sales Price*	$208,250	--	--	$174,198	$205,777	+ 18.1%
Percent of List Price Received*	101.8%	--	--	101.2%	105.5%	+ 4.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 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.
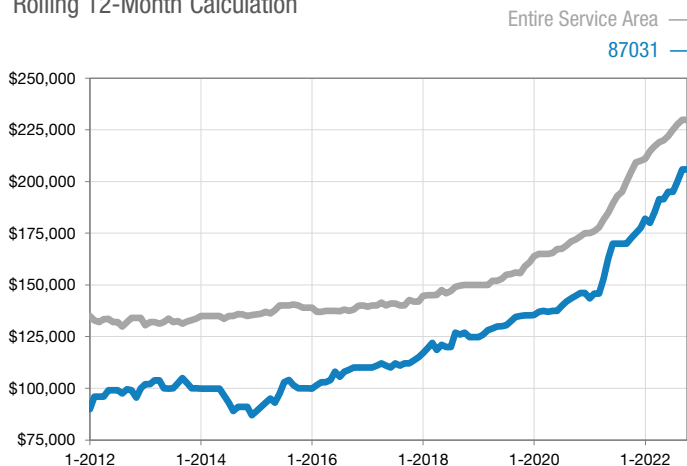
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

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

Entire Service Area —
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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.