

Local Market Update for October 2022

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



87120

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	106	90	- 15.1%	1,206	991	- 17.8%
Pending Sales	90	74	- 17.8%	1,072	845	- 21.2%
Closed Sales	97	78	- 19.6%	1,051	856	- 18.6%
Days on Market Until Sale	9	23	+ 155.6%	12	15	+ 25.0%
Median Sales Price*	\$292,900	\$355,250	+ 21.3%	\$289,000	\$349,900	+ 21.1%
Average Sales Price*	\$341,358	\$415,379	+ 21.7%	\$321,660	\$395,229	+ 22.9%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	101.4%	101.6%	+ 0.2%
Inventory of Homes for Sale	97	96	- 1.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

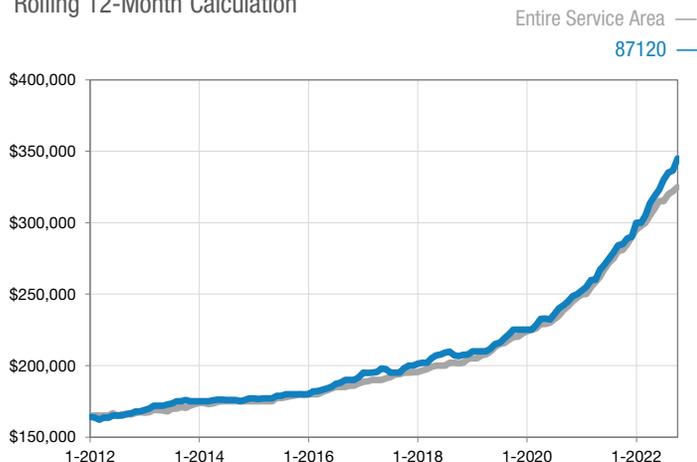
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	14	13	- 7.1%	162	138	- 14.8%
Pending Sales	19	8	- 57.9%	155	120	- 22.6%
Closed Sales	15	10	- 33.3%	149	128	- 14.1%
Days on Market Until Sale	9	4	- 55.6%	11	7	- 36.4%
Median Sales Price*	\$215,000	\$240,000	+ 11.6%	\$200,000	\$229,500	+ 14.8%
Average Sales Price*	\$225,638	\$230,530	+ 2.2%	\$217,973	\$249,907	+ 14.7%
Percent of List Price Received*	101.8%	101.3%	- 0.5%	101.8%	102.9%	+ 1.1%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* 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.

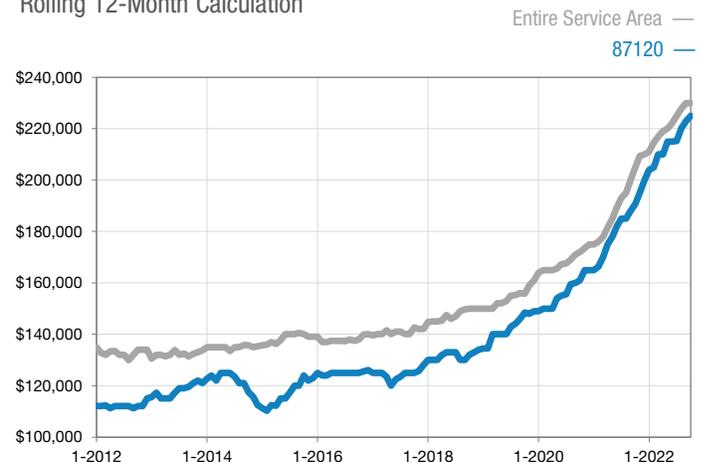
Median Sales Price - Single-Family Detached

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.