

# Local Market Update for October 2022

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



## 87121

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	79	<b>69</b>	- 12.7%	834	<b>814</b>	- 2.4%
Pending Sales	72	<b>64</b>	- 11.1%	765	<b>695</b>	- 9.2%
Closed Sales	74	<b>66</b>	- 10.8%	752	<b>683</b>	- 9.2%
Days on Market Until Sale	9	<b>17</b>	+ 88.9%	7	<b>10</b>	+ 42.9%
Median Sales Price*	\$230,000	<b>\$250,000</b>	+ 8.7%	\$216,725	<b>\$252,000</b>	+ 16.3%
Average Sales Price*	\$233,324	<b>\$257,110</b>	+ 10.2%	\$218,124	<b>\$258,281</b>	+ 18.4%
Percent of List Price Received*	101.7%	<b>100.2%</b>	- 1.5%	102.1%	<b>101.9%</b>	- 0.2%
Inventory of Homes for Sale	59	<b>74</b>	+ 25.4%	--	--	--
Months Supply of Inventory	0.8	<b>1.1</b>	+ 37.5%	--	--	--

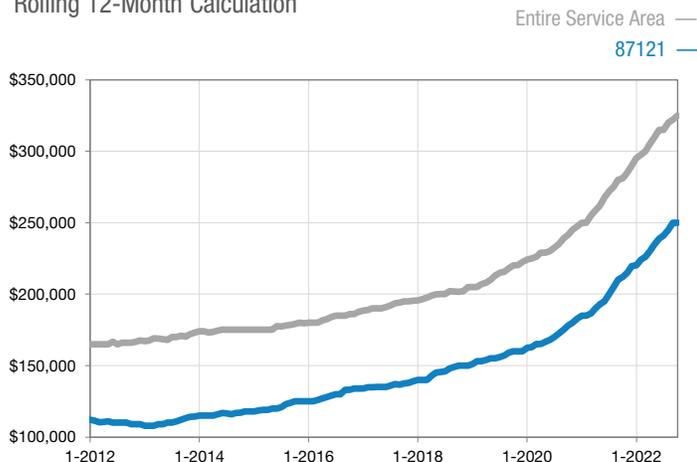
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	<b>1</b>	--	18	<b>18</b>	0.0%
Pending Sales	1	<b>3</b>	+ 200.0%	15	<b>21</b>	+ 40.0%
Closed Sales	0	<b>1</b>	--	18	<b>18</b>	0.0%
Days on Market Until Sale	--	<b>8</b>	--	5	<b>5</b>	0.0%
Median Sales Price*	--	<b>\$195,000</b>	--	\$168,750	<b>\$197,500</b>	+ 17.0%
Average Sales Price*	--	<b>\$195,000</b>	--	\$173,468	<b>\$198,833</b>	+ 14.6%
Percent of List Price Received*	--	<b>100.0%</b>	--	101.1%	<b>103.6%</b>	+ 2.5%
Inventory of Homes for Sale	0	<b>0</b>	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

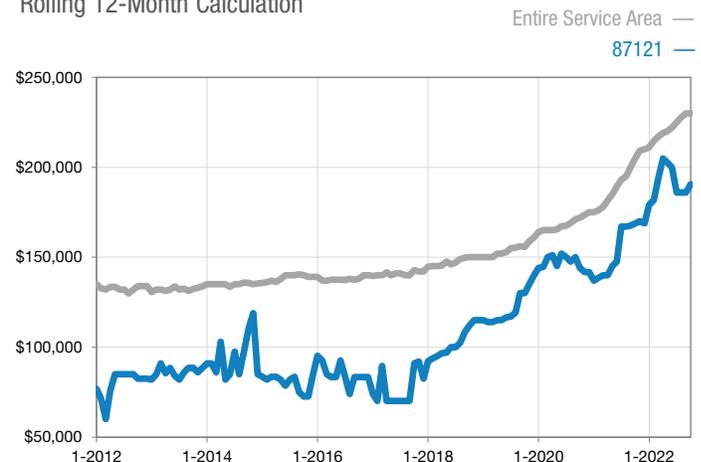
### Median Sales Price - Single-Family Detached

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.