

Local Market Update for October 2022

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



87108

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	22	16	- 27.3%	336	272	- 19.0%
Pending Sales	28	18	- 35.7%	291	221	- 24.1%
Closed Sales	32	19	- 40.6%	283	228	- 19.4%
Days on Market Until Sale	15	23	+ 53.3%	19	16	- 15.8%
Median Sales Price*	\$245,000	\$249,900	+ 2.0%	\$235,000	\$265,000	+ 12.8%
Average Sales Price*	\$258,887	\$275,620	+ 6.5%	\$248,708	\$311,414	+ 25.2%
Percent of List Price Received*	99.3%	98.0%	- 1.3%	100.5%	101.7%	+ 1.2%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

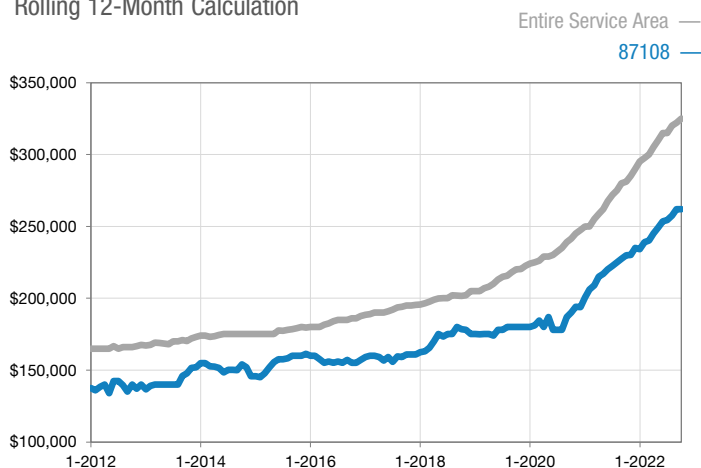
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	0	5	--	39	29	- 25.6%
Pending Sales	2	4	+ 100.0%	40	23	- 42.5%
Closed Sales	5	1	- 80.0%	41	20	- 51.2%
Days on Market Until Sale	13	170	+ 1207.7%	33	26	- 21.2%
Median Sales Price*	\$82,000	\$126,000	+ 53.7%	\$142,000	\$144,000	+ 1.4%
Average Sales Price*	\$121,900	\$126,000	+ 3.4%	\$192,056	\$171,445	- 10.7%
Percent of List Price Received*	96.4%	96.9%	+ 0.5%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

* 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.

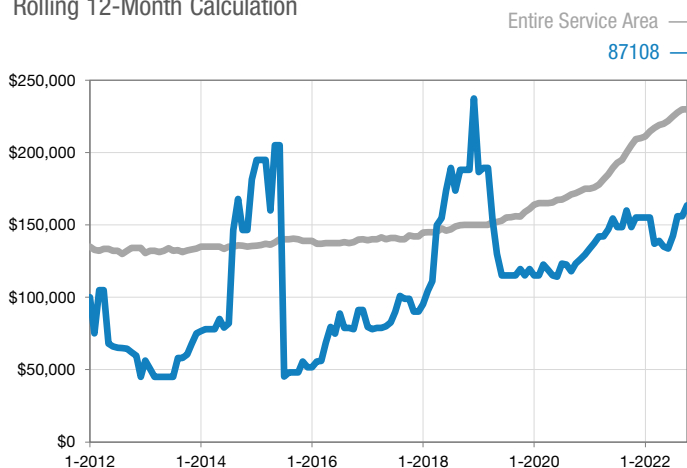
Median Sales Price - Single-Family Detached

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.