

Local Market Update for October 2022

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	71	32	- 54.9%	663	492	- 25.8%
Pending Sales	66	36	- 45.5%	627	429	- 31.6%
Closed Sales	57	39	- 31.6%	622	428	- 31.2%
Days on Market Until Sale	7	12	+ 71.4%	7	8	+ 14.3%
Median Sales Price*	\$282,000	\$320,000	+ 13.5%	\$272,500	\$322,273	+ 18.3%
Average Sales Price*	\$292,726	\$327,618	+ 11.9%	\$279,543	\$328,262	+ 17.4%
Percent of List Price Received*	101.1%	100.4%	- 0.7%	101.8%	102.7%	+ 0.9%
Inventory of Homes for Sale	28	42	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

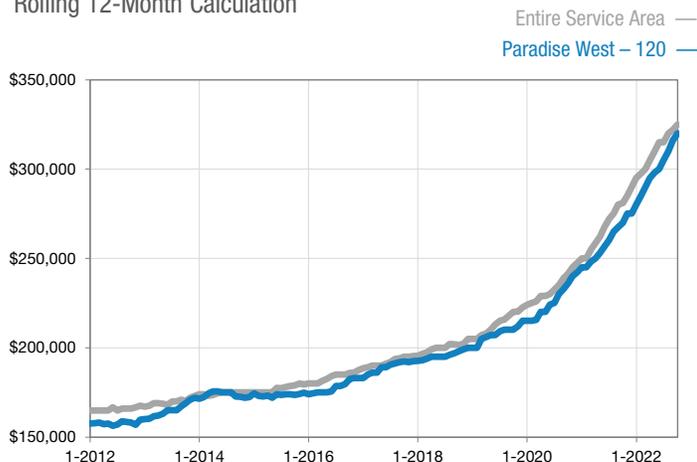
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	1	--	10	7	- 30.0%
Pending Sales	0	1	--	10	7	- 30.0%
Closed Sales	1	0	- 100.0%	11	7	- 36.4%
Days on Market Until Sale	0	--	--	3	3	0.0%
Median Sales Price*	\$175,000	--	--	\$223,000	\$265,000	+ 18.8%
Average Sales Price*	\$175,000	--	--	\$226,636	\$264,500	+ 16.7%
Percent of List Price Received*	100.0%	--	--	103.0%	102.5%	- 0.5%
Inventory of Homes for Sale	0	0	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.

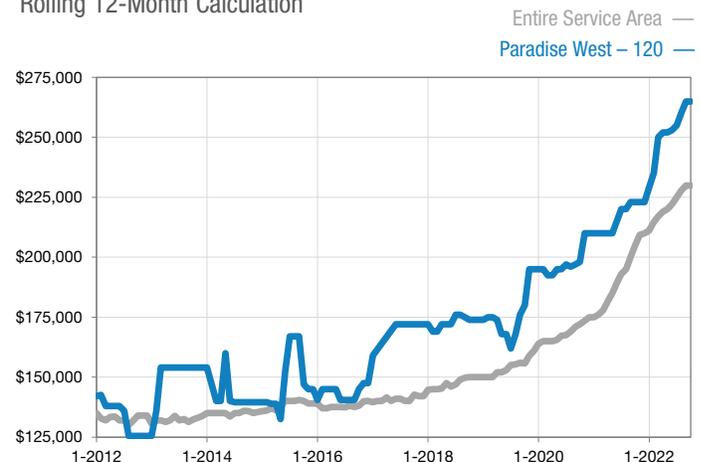
Median Sales Price - Single-Family Detached

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.