

Local Market Update for October 2022

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery 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	44	31	- 29.5%	527	419	- 20.5%
Pending Sales	50	23	- 54.0%	484	360	- 25.6%
Closed Sales	39	31	- 20.5%	464	374	- 19.4%
Days on Market Until Sale	14	15	+ 7.1%	12	11	- 8.3%
Median Sales Price*	\$351,606	\$410,000	+ 16.6%	\$370,000	\$420,000	+ 13.5%
Average Sales Price*	\$482,744	\$549,261	+ 13.8%	\$421,769	\$478,527	+ 13.5%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	100.9%	101.8%	+ 0.9%
Inventory of Homes for Sale	29	39	+ 34.5%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

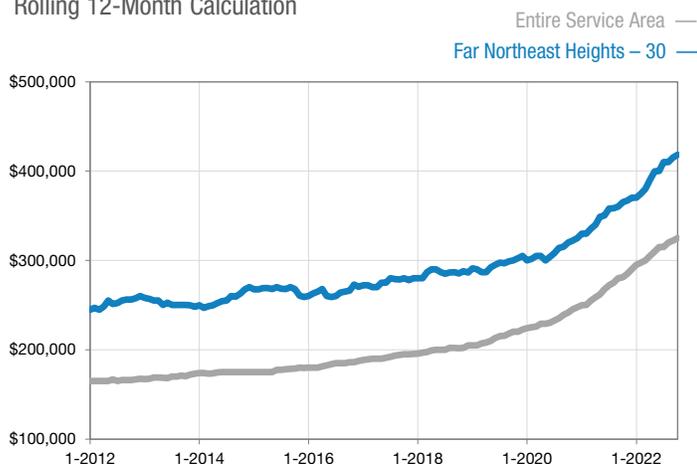
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	16	15	- 6.3%	136	121	- 11.0%
Pending Sales	12	14	+ 16.7%	118	98	- 16.9%
Closed Sales	12	6	- 50.0%	118	91	- 22.9%
Days on Market Until Sale	7	5	- 28.6%	9	6	- 33.3%
Median Sales Price*	\$233,500	\$277,500	+ 18.8%	\$246,000	\$300,000	+ 22.0%
Average Sales Price*	\$258,333	\$280,000	+ 8.4%	\$254,497	\$304,592	+ 19.7%
Percent of List Price Received*	100.7%	101.2%	+ 0.5%	101.5%	102.6%	+ 1.1%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

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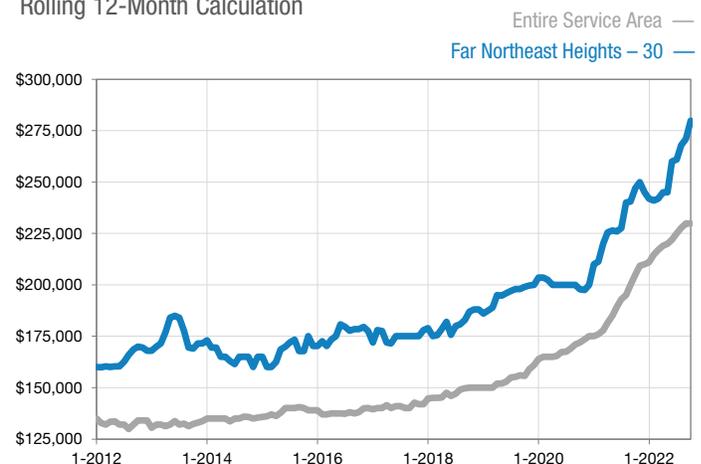
Median Sales Price - Single-Family Detached

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.