

Local Market Update for October 2022

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	294	202	- 31.3%
Pending Sales	23	14	- 39.1%	267	162	- 39.3%
Closed Sales	36	14	- 61.1%	271	160	- 41.0%
Days on Market Until Sale	25	45	+ 80.0%	23	14	- 39.1%
Median Sales Price*	\$346,500	\$407,500	+ 17.6%	\$340,000	\$377,202	+ 10.9%
Average Sales Price*	\$368,662	\$491,386	+ 33.3%	\$371,017	\$421,070	+ 13.5%
Percent of List Price Received*	99.6%	96.7%	- 2.9%	100.1%	101.8%	+ 1.7%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

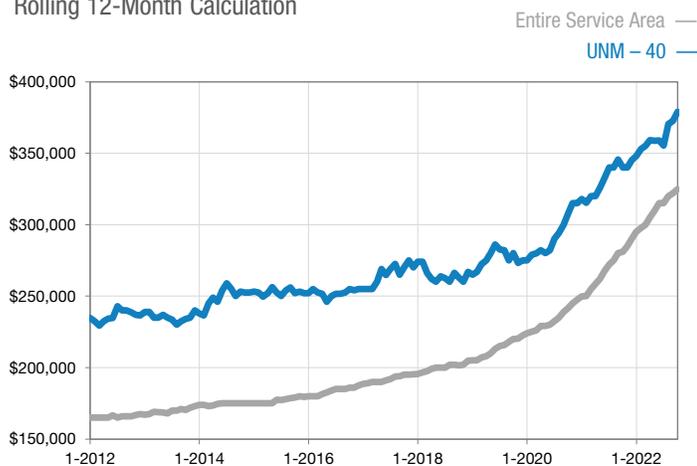
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	23	14	- 39.1%
Pending Sales	3	2	- 33.3%	19	10	- 47.4%
Closed Sales	2	0	- 100.0%	15	8	- 46.7%
Days on Market Until Sale	43	--	--	32	15	- 53.1%
Median Sales Price*	\$282,500	--	--	\$275,000	\$235,750	- 14.3%
Average Sales Price*	\$282,500	--	--	\$285,233	\$297,494	+ 4.3%
Percent of List Price Received*	99.4%	--	--	98.8%	97.1%	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

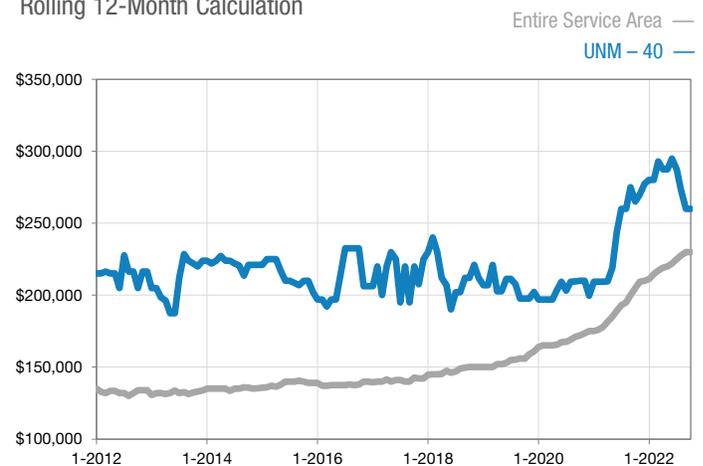
Median Sales Price - Single-Family Detached

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.