

# Local Market Update for October 2022

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



## UNM South – 42

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

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	27	13	- 51.9%	246	204	- 17.1%
Pending Sales	24	12	- 50.0%	224	155	- 30.8%
Closed Sales	22	10	- 54.5%	218	159	- 27.1%
Days on Market Until Sale	14	12	- 14.3%	21	15	- 28.6%
Median Sales Price*	\$263,000	<b>\$278,600</b>	+ 5.9%	\$257,500	<b>\$340,000</b>	+ 32.0%
Average Sales Price*	\$286,055	<b>\$277,434</b>	- 3.0%	\$278,883	<b>\$380,872</b>	+ 36.6%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	100.2%	<b>101.8%</b>	+ 1.6%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

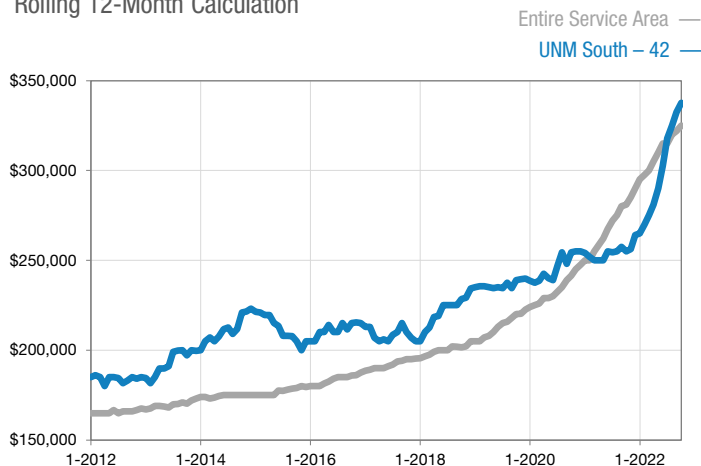
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	2	0.0%	42	33	- 21.4%
Pending Sales	6	0	- 100.0%	39	27	- 30.8%
Closed Sales	4	1	- 75.0%	38	29	- 23.7%
Days on Market Until Sale	10	20	+ 100.0%	34	12	- 64.7%
Median Sales Price*	\$182,250	<b>\$100,000</b>	- 45.1%	\$222,500	<b>\$165,000</b>	- 25.8%
Average Sales Price*	\$175,500	<b>\$100,000</b>	- 43.0%	\$224,113	<b>\$202,014</b>	- 9.9%
Percent of List Price Received*	98.3%	<b>100.0%</b>	+ 1.7%	97.9%	<b>99.1%</b>	+ 1.2%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

\* 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.

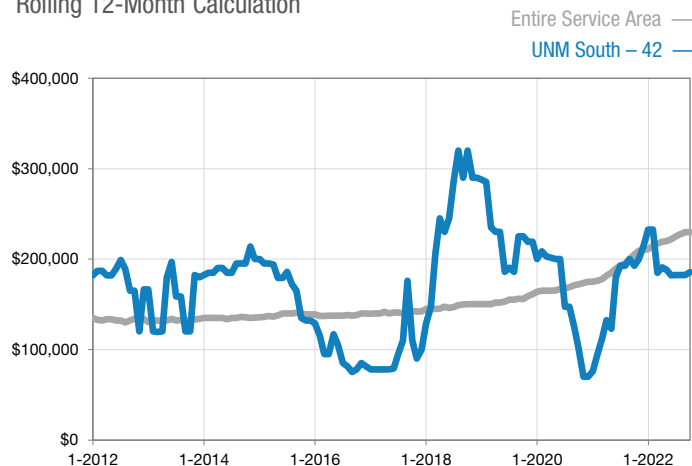
### Median Sales Price - Single-Family Detached

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.