

Local Market Update for October 2022

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



87124

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	93	86	- 7.5%	1,019	948	- 7.0%
Pending Sales	82	63	- 23.2%	937	762	- 18.7%
Closed Sales	100	61	- 39.0%	934	773	- 17.2%
Days on Market Until Sale	13	15	+ 15.4%	10	12	+ 20.0%
Median Sales Price*	\$280,000	\$325,000	+ 16.1%	\$283,322	\$329,000	+ 16.1%
Average Sales Price*	\$307,427	\$362,135	+ 17.8%	\$308,428	\$362,558	+ 17.6%
Percent of List Price Received*	101.5%	99.8%	- 1.7%	101.5%	101.5%	0.0%
Inventory of Homes for Sale	59	126	+ 113.6%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--

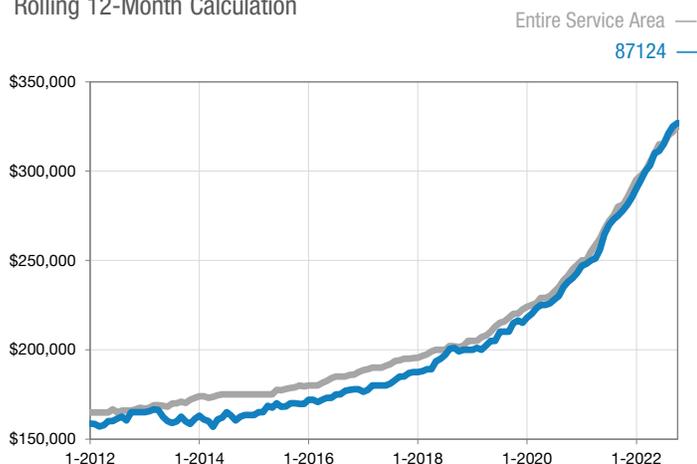
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	8	5	- 37.5%	94	71	- 24.5%
Pending Sales	8	4	- 50.0%	92	63	- 31.5%
Closed Sales	10	5	- 50.0%	87	61	- 29.9%
Days on Market Until Sale	7	19	+ 171.4%	9	8	- 11.1%
Median Sales Price*	\$148,500	\$250,000	+ 68.4%	\$144,000	\$236,500	+ 64.2%
Average Sales Price*	\$183,450	\$232,550	+ 26.8%	\$169,829	\$226,133	+ 33.2%
Percent of List Price Received*	100.4%	101.1%	+ 0.7%	101.3%	101.9%	+ 0.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	1.0	+ 400.0%	--	--	--

* 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.

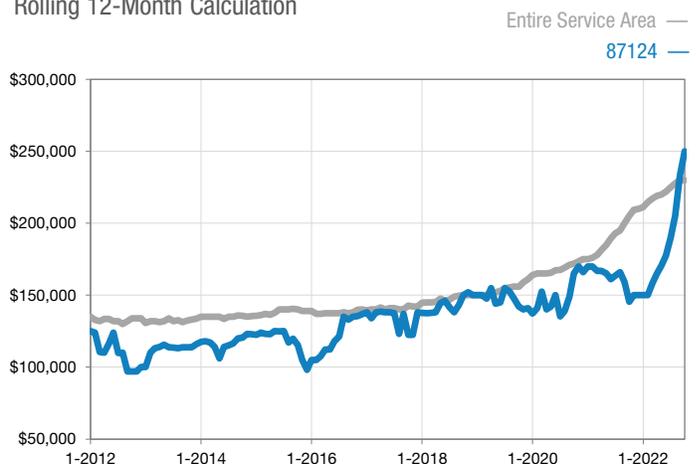
Median Sales Price - Single-Family Detached

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.