

Local Market Update for October 2022

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	212	191	- 9.9%
Pending Sales	15	14	- 6.7%	176	151	- 14.2%
Closed Sales	20	9	- 55.0%	183	143	- 21.9%
Days on Market Until Sale	17	18	+ 5.9%	21	14	- 33.3%
Median Sales Price*	\$304,500	\$260,000	- 14.6%	\$248,500	\$296,320	+ 19.2%
Average Sales Price*	\$310,365	\$242,711	- 21.8%	\$310,453	\$349,555	+ 12.6%
Percent of List Price Received*	98.8%	96.9%	- 1.9%	100.5%	101.8%	+ 1.3%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

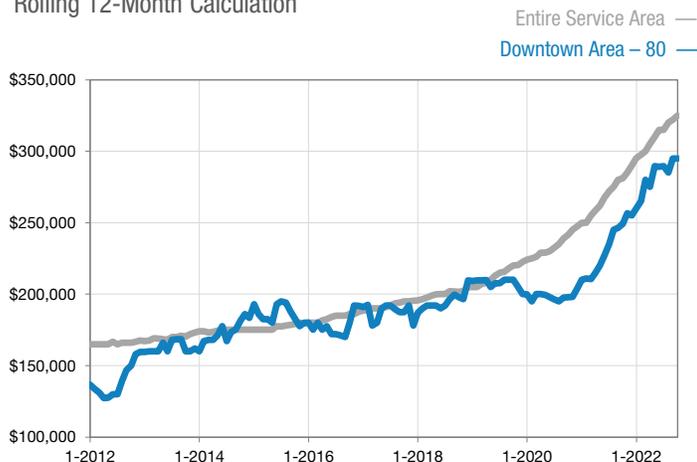
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	14	5	- 64.3%	112	80	- 28.6%
Pending Sales	11	6	- 45.5%	103	63	- 38.8%
Closed Sales	8	5	- 37.5%	97	66	- 32.0%
Days on Market Until Sale	53	11	- 79.2%	39	15	- 61.5%
Median Sales Price*	\$240,000	\$270,000	+ 12.5%	\$266,950	\$260,000	- 2.6%
Average Sales Price*	\$232,994	\$256,600	+ 10.1%	\$265,780	\$267,905	+ 0.8%
Percent of List Price Received*	96.4%	99.0%	+ 2.7%	98.8%	99.9%	+ 1.1%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

* 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.

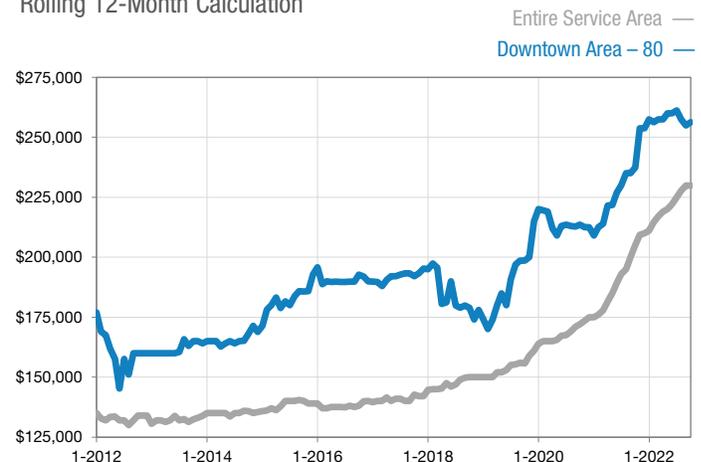
Median Sales Price - Single-Family Detached

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.