

Local Market Update for October 2022

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	29	15	- 48.3%	330	223	- 32.4%
Pending Sales	27	18	- 33.3%	293	196	- 33.1%
Closed Sales	26	19	- 26.9%	276	204	- 26.1%
Days on Market Until Sale	15	31	+ 106.7%	20	19	- 5.0%
Median Sales Price*	\$331,015	\$323,197	- 2.4%	\$306,000	\$340,100	+ 11.1%
Average Sales Price*	\$333,170	\$353,717	+ 6.2%	\$305,675	\$342,331	+ 12.0%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	100.7%	101.1%	+ 0.4%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

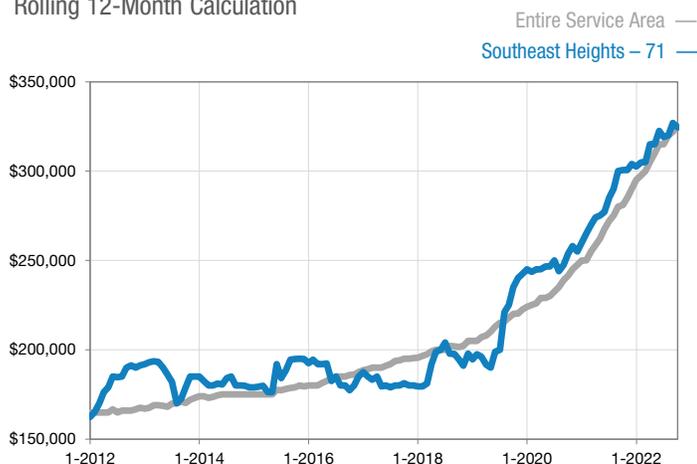
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	100	44	- 56.0%
Pending Sales	4	6	+ 50.0%	81	45	- 44.4%
Closed Sales	9	0	- 100.0%	69	47	- 31.9%
Days on Market Until Sale	8	--	--	11	23	+ 109.1%
Median Sales Price*	\$228,000	--	--	\$225,000	\$288,900	+ 28.4%
Average Sales Price*	\$215,078	--	--	\$210,359	\$252,887	+ 20.2%
Percent of List Price Received*	98.0%	--	--	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

* 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.

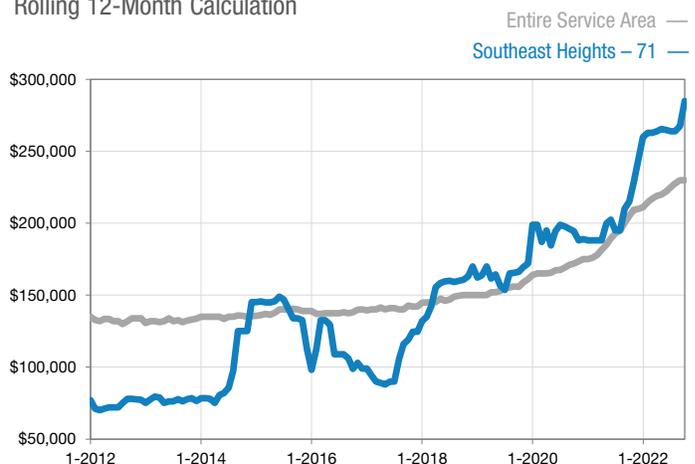
Median Sales Price - Single-Family Detached

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.