Local Market Update for October 2022

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

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Single-Family Detached

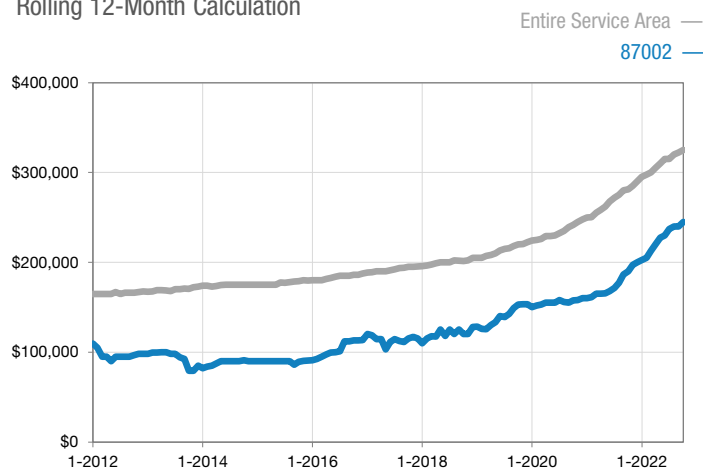| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	30	18	- 40.0%	310	263	- 15.2%
Pending Sales	16	21	+ 31.3%	237	220	- 7.2%
Closed Sales	26	14	- 46.2%	217	227	+ 4.6%
Days on Market Until Sale	19	32	+ 68.4%	24	29	+ 20.8%
Median Sales Price*	$207,500	$247,950	+ 19.5%	$190,350	$245,000	+ 28.7%
Average Sales Price*	$220,531	$240,193	+ 8.9%	$207,821	$252,906	+ 21.7%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	72	57	- 20.8%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	3	2	- 33.3%	25	26	+ 4.0%
Pending Sales	1	4	+ 300.0%	20	26	+ 30.0%
Closed Sales	2	5	+ 150.0%	18	27	+ 50.0%
Days on Market Until Sale	10	35	+ 250.0%	23	14	- 39.1%
Median Sales Price*	$168,000	$177,000	+ 5.4%	$148,750	$162,000	+ 8.9%
Average Sales Price*	$168,000	$152,400	- 9.3%	$138,414	$160,856	+ 16.2%
Percent of List Price Received*	99.2%	93.6%	- 5.6%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	2.6	0.4	- 84.6%	--	--	--

* 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.
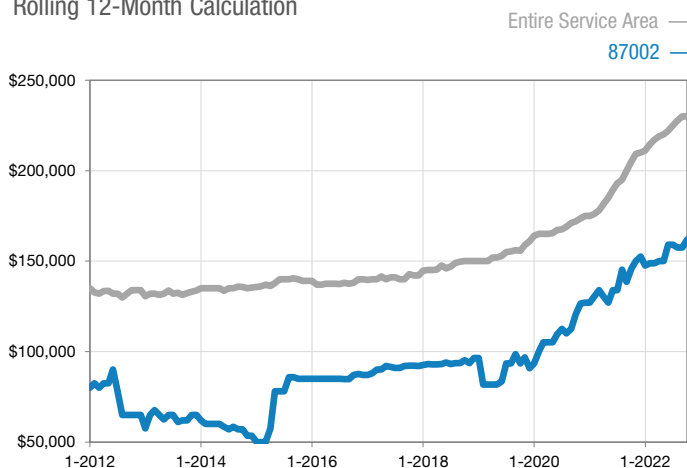
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87002 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.