

Local Market Update for October 2022

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



87102

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	20	11	- 45.0%	165	157	- 4.8%
Pending Sales	16	9	- 43.8%	141	119	- 15.6%
Closed Sales	14	8	- 42.9%	145	112	- 22.8%
Days on Market Until Sale	16	31	+ 93.8%	26	13	- 50.0%
Median Sales Price*	\$180,000	\$215,500	+ 19.7%	\$185,000	\$235,000	+ 27.0%
Average Sales Price*	\$215,236	\$219,550	+ 2.0%	\$219,226	\$259,716	+ 18.5%
Percent of List Price Received*	99.9%	95.9%	- 4.0%	100.2%	101.5%	+ 1.3%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

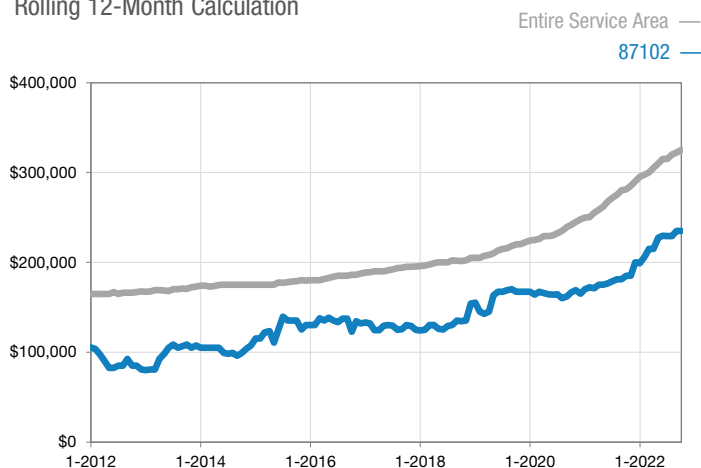
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	12	3	- 75.0%	85	60	- 29.4%
Pending Sales	10	5	- 50.0%	79	45	- 43.0%
Closed Sales	8	1	- 87.5%	75	47	- 37.3%
Days on Market Until Sale	53	25	- 52.8%	46	14	- 69.6%
Median Sales Price*	\$240,000	\$175,000	- 27.1%	\$230,000	\$250,000	+ 8.7%
Average Sales Price*	\$232,994	\$175,000	- 24.9%	\$248,646	\$257,324	+ 3.5%
Percent of List Price Received*	96.4%	100.1%	+ 3.8%	98.6%	99.5%	+ 0.9%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

* 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.

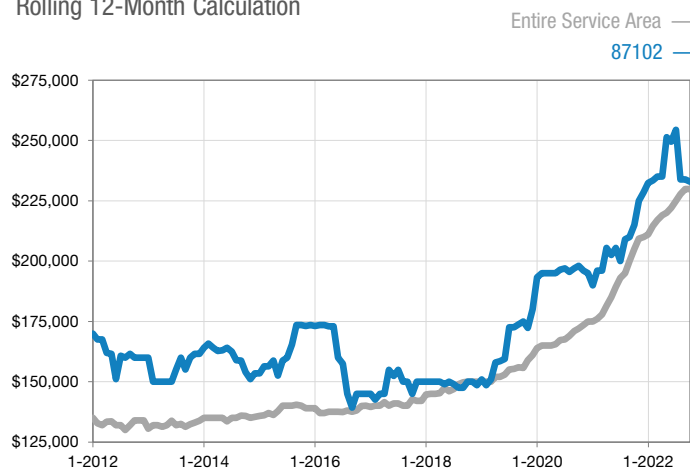
Median Sales Price - Single-Family Detached

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.