

Local Market Update for October 2022

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	13	13	0.0%	218	176	- 19.3%
Pending Sales	15	10	- 33.3%	205	142	- 30.7%
Closed Sales	32	8	- 75.0%	202	148	- 26.7%
Days on Market Until Sale	16	10	- 37.5%	13	10	- 23.1%
Median Sales Price*	\$320,000	\$290,000	- 9.4%	\$317,500	\$344,000	+ 8.3%
Average Sales Price*	\$342,972	\$339,151	- 1.1%	\$336,732	\$358,852	+ 6.6%
Percent of List Price Received*	99.7%	99.7%	0.0%	100.7%	101.4%	+ 0.7%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

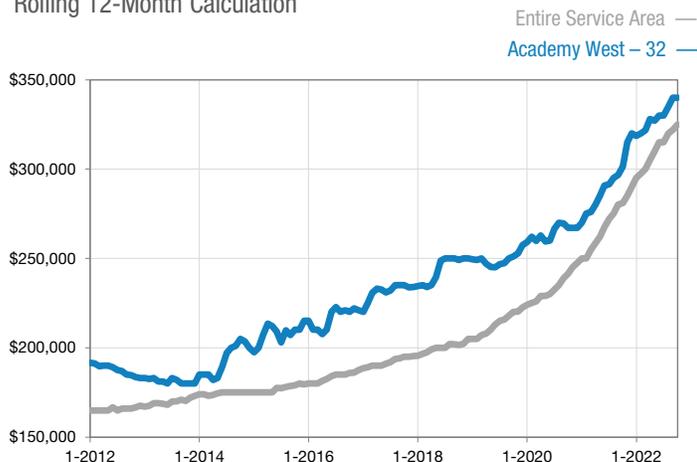
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	13	9	- 30.8%	152	118	- 22.4%
Pending Sales	12	9	- 25.0%	132	111	- 15.9%
Closed Sales	12	17	+ 41.7%	134	113	- 15.7%
Days on Market Until Sale	15	12	- 20.0%	9	12	+ 33.3%
Median Sales Price*	\$211,000	\$245,000	+ 16.1%	\$200,000	\$219,900	+ 9.9%
Average Sales Price*	\$208,458	\$253,088	+ 21.4%	\$194,599	\$217,457	+ 11.7%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	100.2%	101.3%	+ 1.1%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

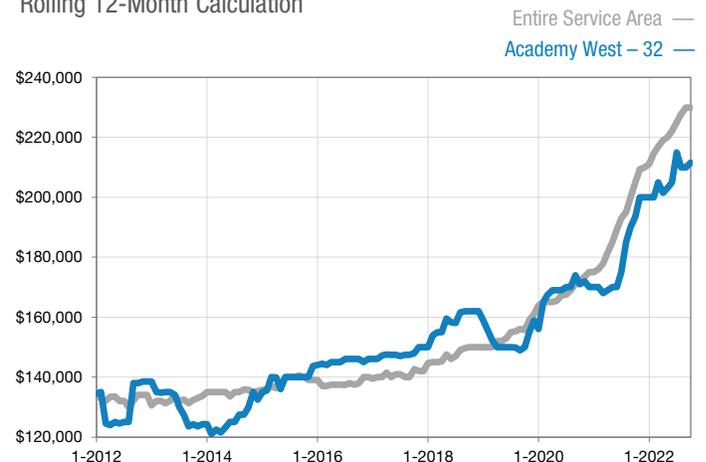
Median Sales Price - Single-Family Detached

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.