Local Market Update for October 2022

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

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Single-Family Detached

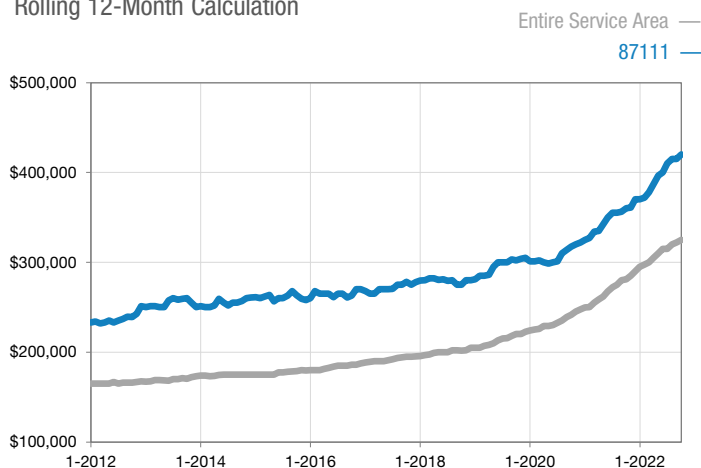| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	72	50	- 30.6%	777	626	- 19.4%
Pending Sales	80	46	- 42.5%	726	533	- 26.6%
Closed Sales	58	55	- 5.2%	704	539	- 23.4%
Days on Market Until Sale	13	21	+ 61.5%	14	12	- 14.3%
Median Sales Price*	$362,000	$415,000	+ 14.6%	$365,000	$421,000	+ 15.3%
Average Sales Price*	$413,932	$521,836	+ 26.1%	$424,913	$507,084	+ 19.3%
Percent of List Price Received*	100.0%	99.1%	- 0.9%	100.9%	101.8%	+ 0.9%
Inventory of Homes for Sale	48	58	+ 20.8%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	20	15	- 25.0%	193	159	- 17.6%
Pending Sales	14	16	+ 14.3%	175	135	- 22.9%
Closed Sales	18	9	- 50.0%	179	128	- 28.5%
Days on Market Until Sale	7	8	+ 14.3%	12	7	- 41.7%
Median Sales Price*	$253,500	$270,000	+ 6.5%	$245,000	$303,250	+ 23.8%
Average Sales Price*	$271,444	$302,778	+ 11.5%	$254,976	$306,146	+ 20.1%
Percent of List Price Received*	101.6%	100.6%	- 1.0%	101.4%	103.2%	+ 1.8%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

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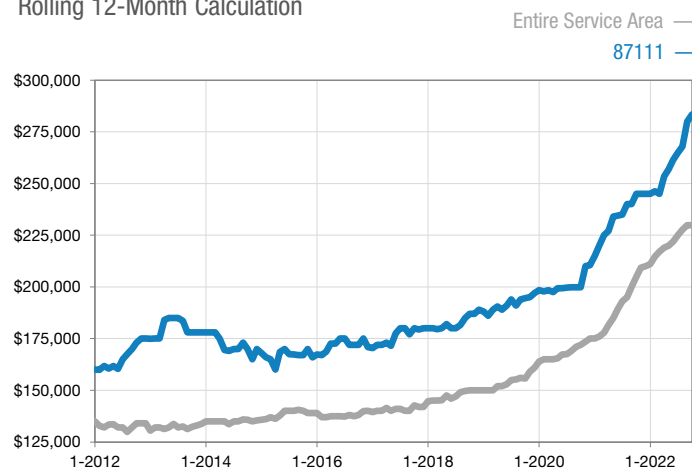
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
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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.