

# Local Market Update for December 2021

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	19	18	- 5.3%	271	238	- 12.2%
Pending Sales	15	12	- 20.0%	204	203	- 0.5%
Closed Sales	14	15	+ 7.1%	189	211	+ 11.6%
Days on Market Until Sale	36	18	- 50.0%	41	21	- 48.8%
Median Sales Price*	\$372,500	<b>\$262,500</b>	- 29.5%	\$204,000	<b>\$256,000</b>	+ 25.5%
Average Sales Price*	\$406,286	<b>\$303,373</b>	- 25.3%	\$249,688	<b>\$316,941</b>	+ 26.9%
Percent of List Price Received*	96.5%	<b>99.6%</b>	+ 3.2%	97.0%	<b>100.3%</b>	+ 3.4%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

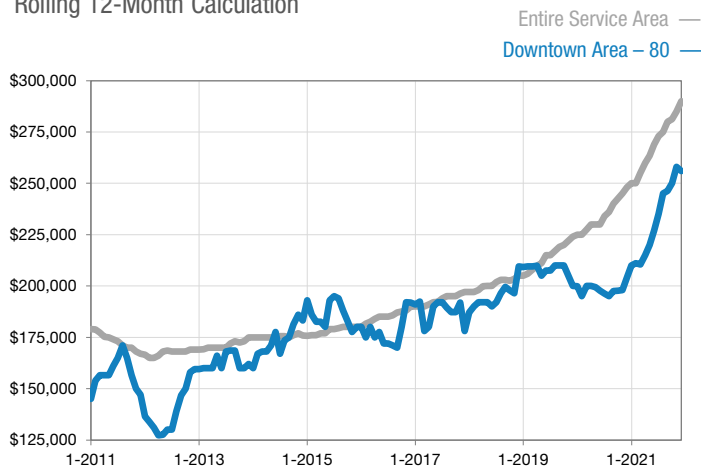
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	9	4	- 55.6%	158	121	- 23.4%
Pending Sales	10	6	- 40.0%	98	119	+ 21.4%
Closed Sales	11	11	0.0%	103	115	+ 11.7%
Days on Market Until Sale	38	15	- 60.5%	38	36	- 5.3%
Median Sales Price*	\$205,500	<b>\$210,001</b>	+ 2.2%	\$212,500	<b>\$253,777</b>	+ 19.4%
Average Sales Price*	\$279,745	<b>\$215,482</b>	- 23.0%	\$224,091	<b>\$259,072</b>	+ 15.6%
Percent of List Price Received*	97.1%	<b>102.4%</b>	+ 5.5%	97.7%	<b>99.1%</b>	+ 1.4%
Inventory of Homes for Sale	26	6	- 76.9%	--	--	--
Months Supply of Inventory	3.2	0.6	- 81.3%	--	--	--

\* 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.

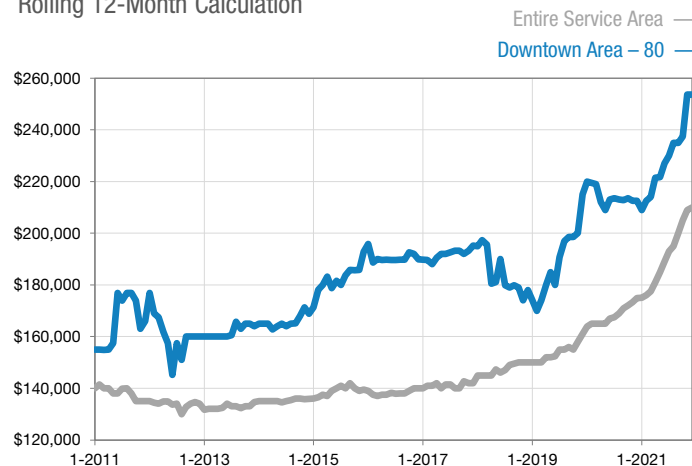
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.