

Local Market Update for December 2021

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	16	9	- 43.8%	345	272	- 21.2%
Pending Sales	23	11	- 52.2%	248	247	- 0.4%
Closed Sales	20	13	- 35.0%	239	257	+ 7.5%
Days on Market Until Sale	23	76	+ 230.4%	28	23	- 17.9%
Median Sales Price*	\$249,500	\$385,000	+ 54.3%	\$255,000	\$264,000	+ 3.5%
Average Sales Price*	\$285,250	\$412,308	+ 44.5%	\$276,405	\$287,552	+ 4.0%
Percent of List Price Received*	98.9%	96.4%	- 2.5%	98.3%	100.0%	+ 1.7%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--

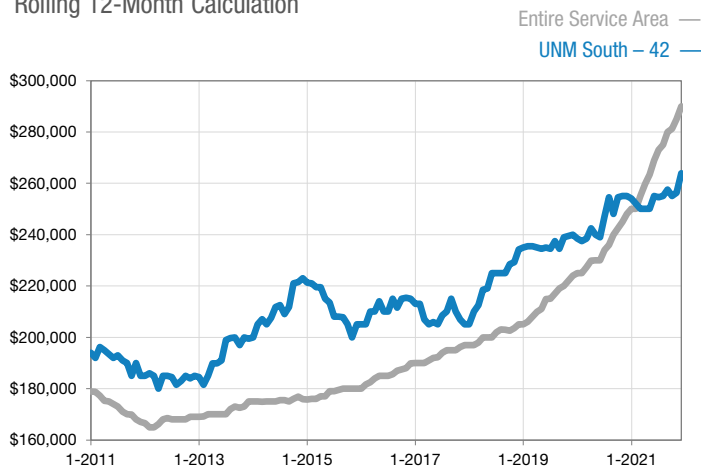
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	6	3	- 50.0%	58	46	- 20.7%
Pending Sales	4	3	- 25.0%	40	42	+ 5.0%
Closed Sales	4	2	- 50.0%	39	45	+ 15.4%
Days on Market Until Sale	16	63	+ 293.8%	33	36	+ 9.1%
Median Sales Price*	\$87,500	\$207,500	+ 137.1%	\$69,900	\$215,000	+ 207.6%
Average Sales Price*	\$140,750	\$207,500	+ 47.4%	\$142,143	\$221,882	+ 56.1%
Percent of List Price Received*	93.6%	99.1%	+ 5.9%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--

* 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.

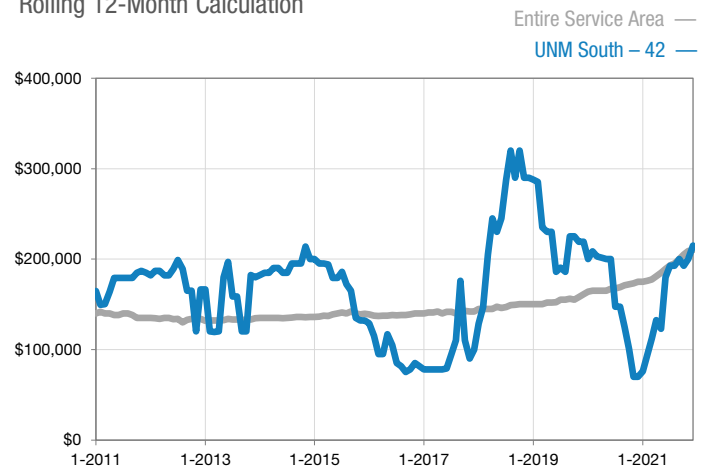
Median Sales Price - Single-Family Detached

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.