

Local Market Update for December 2021

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



87031

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	37	46	+ 24.3%	650	694	+ 6.8%
Pending Sales	37	39	+ 5.4%	600	610	+ 1.7%
Closed Sales	57	51	- 10.5%	574	608	+ 5.9%
Days on Market Until Sale	32	18	- 43.8%	41	21	- 48.8%
Median Sales Price*	\$250,000	\$283,000	+ 13.2%	\$220,000	\$264,150	+ 20.1%
Average Sales Price*	\$274,594	\$299,264	+ 9.0%	\$234,034	\$278,341	+ 18.9%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	99.0%	100.2%	+ 1.2%
Inventory of Homes for Sale	57	60	+ 5.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

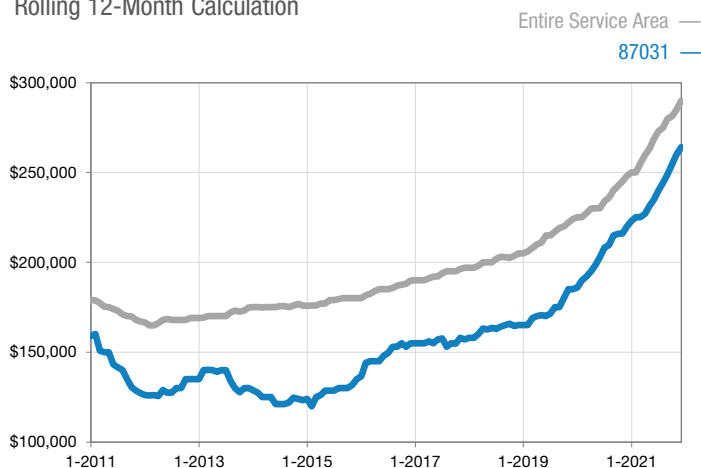
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	0	2	--	18	35	+ 94.4%
Pending Sales	0	1	--	21	33	+ 57.1%
Closed Sales	2	3	+ 50.0%	22	34	+ 54.5%
Days on Market Until Sale	9	9	0.0%	27	7	- 74.1%
Median Sales Price*	\$117,500	\$199,000	+ 69.4%	\$146,060	\$177,500	+ 21.5%
Average Sales Price*	\$117,500	\$205,667	+ 75.0%	\$145,974	\$179,351	+ 22.9%
Percent of List Price Received*	89.2%	102.5%	+ 14.9%	97.6%	101.4%	+ 3.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

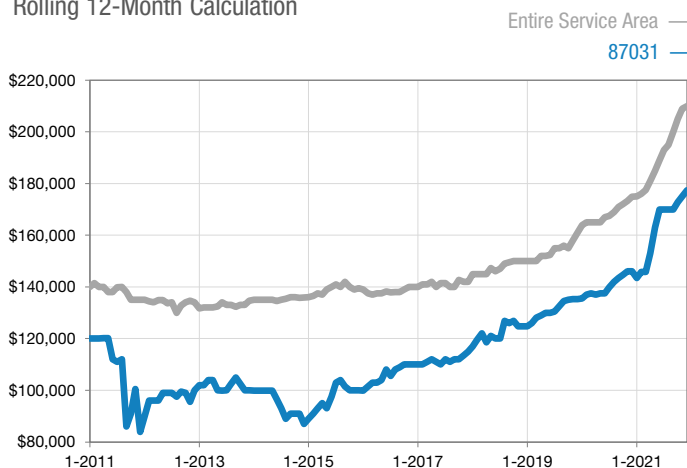
Median Sales Price - Single-Family Detached

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.