

Local Market Update for December 2021

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



Manzano Mountain – 231

North of Hwy 55 / CR B076, South of CR A072, West of Riley Rd (CRA 027), East of Manzano Mountains

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	1	0	- 100.0%	10	6	- 40.0%
Pending Sales	0	0	0.0%	5	12	+ 140.0%
Closed Sales	1	0	- 100.0%	5	13	+ 160.0%
Days on Market Until Sale	105	--	--	68	168	+ 147.1%
Median Sales Price*	\$435,000	--	--	\$185,000	\$335,000	+ 81.1%
Average Sales Price*	\$435,000	--	--	\$213,760	\$389,885	+ 82.4%
Percent of List Price Received*	87.9%	--	--	93.9%	94.7%	+ 0.9%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	6.4	0.6	- 90.6%	--	--	--

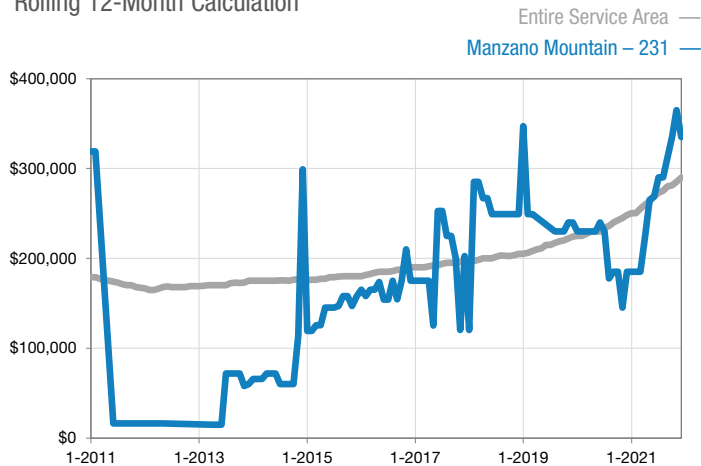
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	8	--	--
Median Sales Price*	--	--	--	\$240,000	--	--
Average Sales Price*	--	--	--	\$240,000	--	--
Percent of List Price Received*	--	--	--	94.1%	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

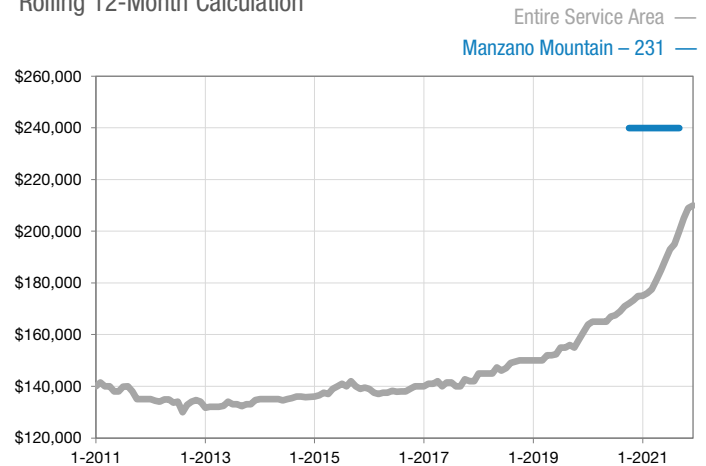
Median Sales Price - Single-Family Detached

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.