

Local Market Update for December 2021

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	16	15	- 6.3%	234	235	+ 0.4%
Pending Sales	20	13	- 35.0%	201	200	- 0.5%
Closed Sales	21	18	- 14.3%	177	208	+ 17.5%
Days on Market Until Sale	23	16	- 30.4%	32	18	- 43.8%
Median Sales Price*	\$190,000	\$212,500	+ 11.8%	\$165,000	\$186,500	+ 13.0%
Average Sales Price*	\$189,910	\$250,005	+ 31.6%	\$172,994	\$197,266	+ 14.0%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--

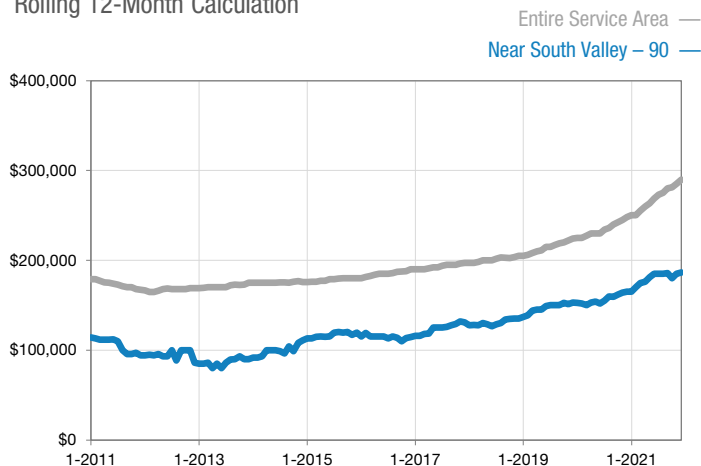
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	10	12	+ 20.0%
Pending Sales	0	0	0.0%	10	8	- 20.0%
Closed Sales	1	1	0.0%	10	8	- 20.0%
Days on Market Until Sale	5	25	+ 400.0%	18	16	- 11.1%
Median Sales Price*	\$130,000	\$99,900	- 23.2%	\$114,500	\$156,500	+ 36.7%
Average Sales Price*	\$130,000	\$99,900	- 23.2%	\$113,640	\$146,863	+ 29.2%
Percent of List Price Received*	100.0%	100.0%	0.0%	96.0%	101.0%	+ 5.2%
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.

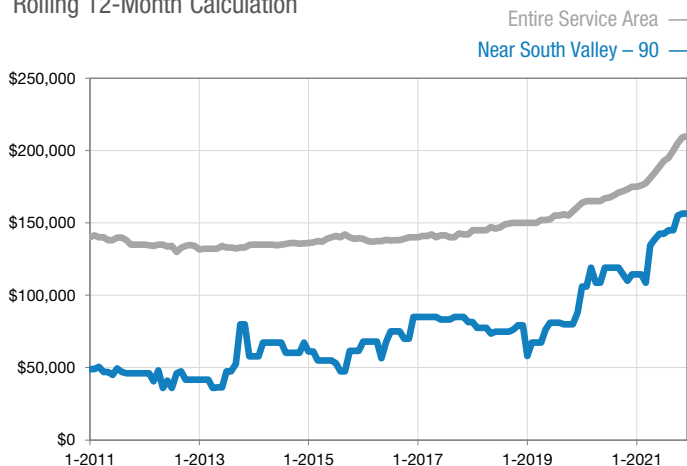
Median Sales Price - Single-Family Detached

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.