

Local Market Update for December 2021

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	21	11	- 47.6%	367	363	- 1.1%
Pending Sales	24	22	- 8.3%	295	295	0.0%
Closed Sales	25	26	+ 4.0%	297	294	- 1.0%
Days on Market Until Sale	29	19	- 34.5%	39	23	- 41.0%
Median Sales Price*	\$350,000	\$354,400	+ 1.3%	\$290,000	\$317,500	+ 9.5%
Average Sales Price*	\$434,000	\$438,916	+ 1.1%	\$377,219	\$400,360	+ 6.1%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	98.7%	99.9%	+ 1.2%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

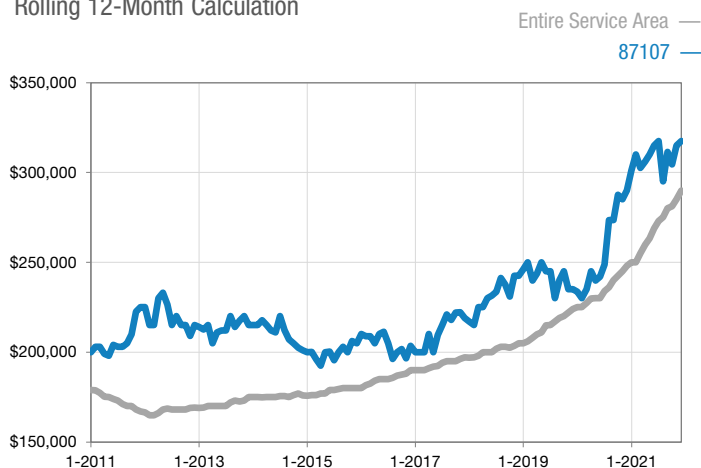
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	3	2	- 33.3%	80	73	- 8.8%
Pending Sales	3	4	+ 33.3%	71	64	- 9.9%
Closed Sales	6	6	0.0%	70	60	- 14.3%
Days on Market Until Sale	28	25	- 10.7%	19	13	- 31.6%
Median Sales Price*	\$200,500	\$295,000	+ 47.1%	\$182,000	\$220,250	+ 21.0%
Average Sales Price*	\$206,333	\$289,308	+ 40.2%	\$199,776	\$231,408	+ 15.8%
Percent of List Price Received*	98.0%	103.1%	+ 5.2%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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.

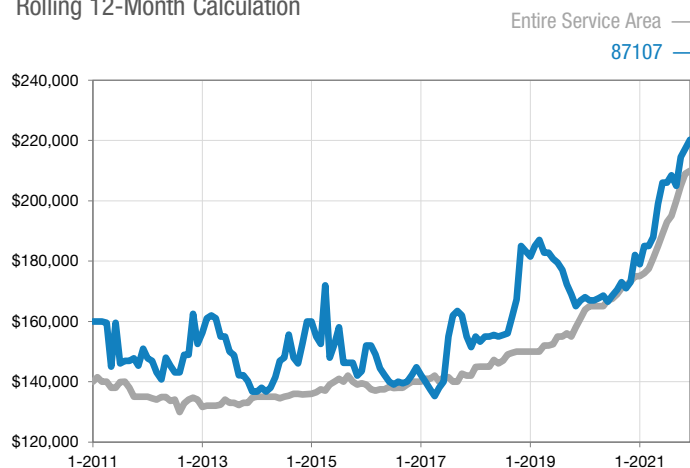
Median Sales Price - Single-Family Detached

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.