

Local Market Update for December 2021

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	21	9	- 57.1%	349	362	+ 3.7%
Pending Sales	22	12	- 45.5%	304	330	+ 8.6%
Closed Sales	32	32	0.0%	291	332	+ 14.1%
Days on Market Until Sale	17	17	0.0%	26	19	- 26.9%
Median Sales Price*	\$259,750	\$332,933	+ 28.2%	\$255,000	\$302,750	+ 18.7%
Average Sales Price*	\$259,332	\$315,917	+ 21.8%	\$251,104	\$304,143	+ 21.1%
Percent of List Price Received*	98.8%	101.1%	+ 2.3%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	30	11	- 63.3%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

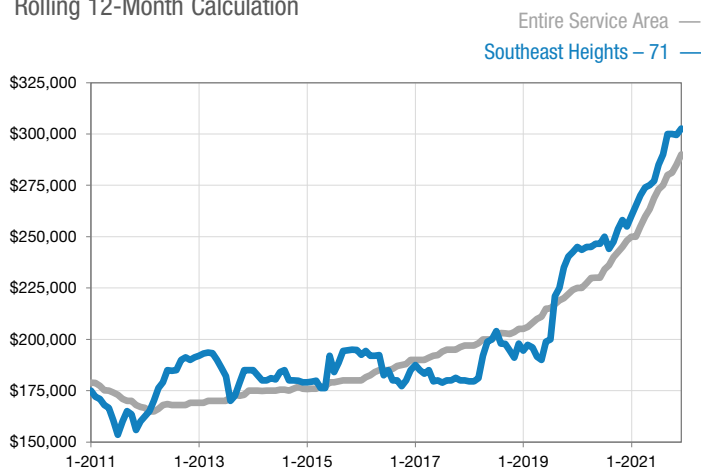
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	2	6	+ 200.0%	86	110	+ 27.9%
Pending Sales	1	4	+ 300.0%	90	89	- 1.1%
Closed Sales	6	1	- 83.3%	91	81	- 11.0%
Days on Market Until Sale	20	86	+ 330.0%	56	12	- 78.6%
Median Sales Price*	\$184,450	\$236,000	+ 27.9%	\$189,000	\$245,000	+ 29.6%
Average Sales Price*	\$189,482	\$236,000	+ 24.6%	\$188,979	\$217,756	+ 15.2%
Percent of List Price Received*	98.9%	102.6%	+ 3.7%	99.0%	100.4%	+ 1.4%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--

* 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.

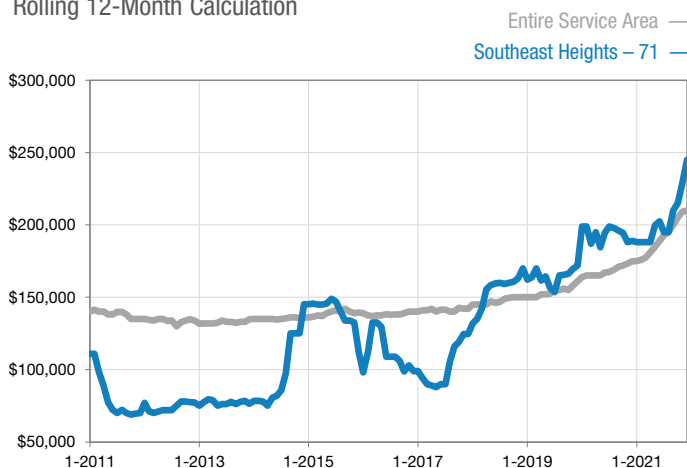
Median Sales Price - Single-Family Detached

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.