

Local Market Update for December 2021

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	22	12	- 45.5%	286	243	- 15.0%
Pending Sales	19	17	- 10.5%	258	233	- 9.7%
Closed Sales	19	9	- 52.6%	253	229	- 9.5%
Days on Market Until Sale	13	4	- 69.2%	21	13	- 38.1%
Median Sales Price*	\$295,000	\$317,000	+ 7.5%	\$267,000	\$320,000	+ 19.9%
Average Sales Price*	\$326,448	\$348,167	+ 6.7%	\$291,564	\$338,622	+ 16.1%
Percent of List Price Received*	100.5%	102.5%	+ 2.0%	99.2%	100.7%	+ 1.5%
Inventory of Homes for Sale	18	4	- 77.8%	--	--	--
Months Supply of Inventory	0.8	0.2	- 75.0%	--	--	--

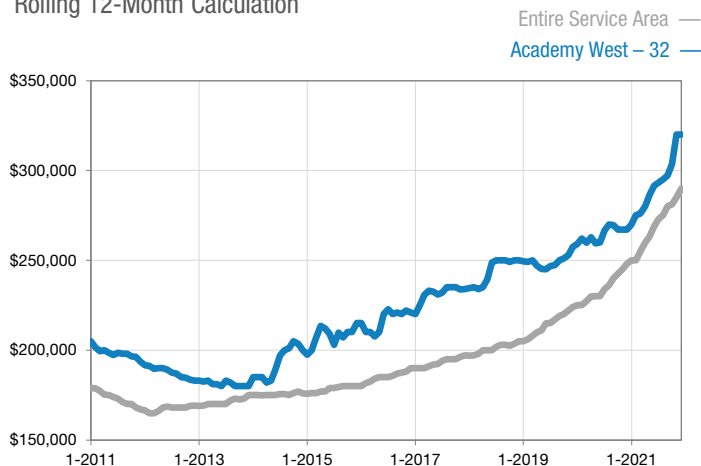
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	9	5	- 44.4%	170	166	- 2.4%
Pending Sales	12	8	- 33.3%	158	149	- 5.7%
Closed Sales	9	7	- 22.2%	154	150	- 2.6%
Days on Market Until Sale	12	17	+ 41.7%	17	9	- 47.1%
Median Sales Price*	\$168,000	\$159,000	- 5.4%	\$170,000	\$200,000	+ 17.6%
Average Sales Price*	\$173,278	\$176,129	+ 1.6%	\$177,935	\$193,991	+ 9.0%
Percent of List Price Received*	97.7%	99.0%	+ 1.3%	98.9%	100.3%	+ 1.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

* 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.

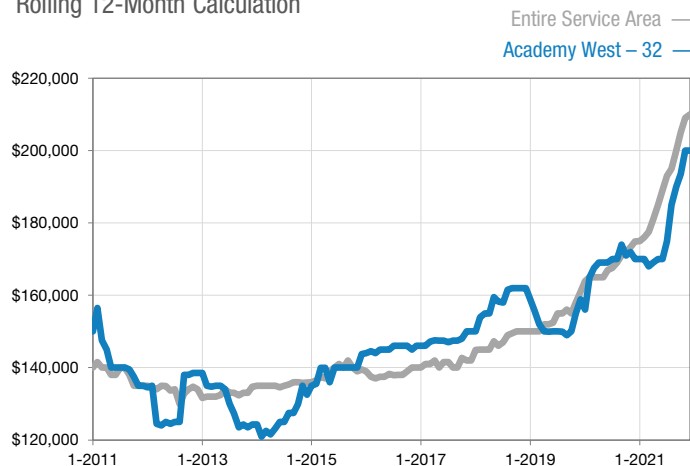
Median Sales Price - Single-Family Detached

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.