

Local Market Update for December 2021

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	26	24	- 7.7%	444	485	+ 9.2%
Pending Sales	28	41	+ 46.4%	409	457	+ 11.7%
Closed Sales	29	35	+ 20.7%	407	442	+ 8.6%
Days on Market Until Sale	16	10	- 37.5%	21	13	- 38.1%
Median Sales Price*	\$217,500	\$260,000	+ 19.5%	\$205,000	\$250,000	+ 22.0%
Average Sales Price*	\$229,743	\$268,195	+ 16.7%	\$213,467	\$259,723	+ 21.7%
Percent of List Price Received*	98.7%	100.5%	+ 1.8%	99.5%	100.7%	+ 1.2%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--

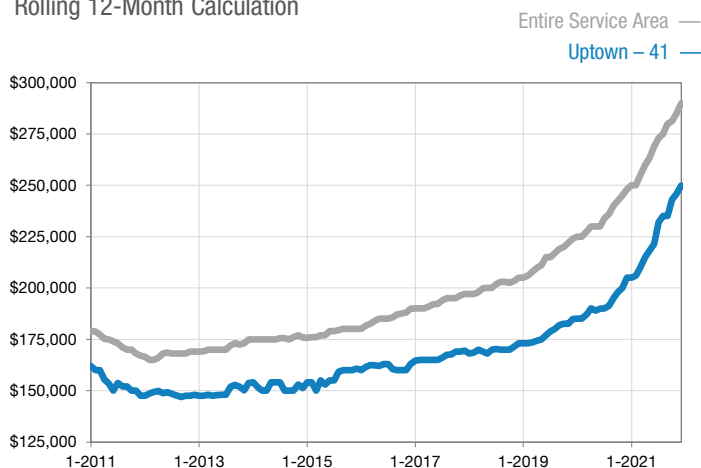
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	3	3	0.0%	60	68	+ 13.3%
Pending Sales	7	3	- 57.1%	62	59	- 4.8%
Closed Sales	4	8	+ 100.0%	62	60	- 3.2%
Days on Market Until Sale	17	15	- 11.8%	34	14	- 58.8%
Median Sales Price*	\$135,000	\$119,450	- 11.5%	\$98,038	\$105,500	+ 7.6%
Average Sales Price*	\$141,674	\$156,800	+ 10.7%	\$120,906	\$134,316	+ 11.1%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	96.4%	98.9%	+ 2.6%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.2	1.2	+ 500.0%	--	--	--

* 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.

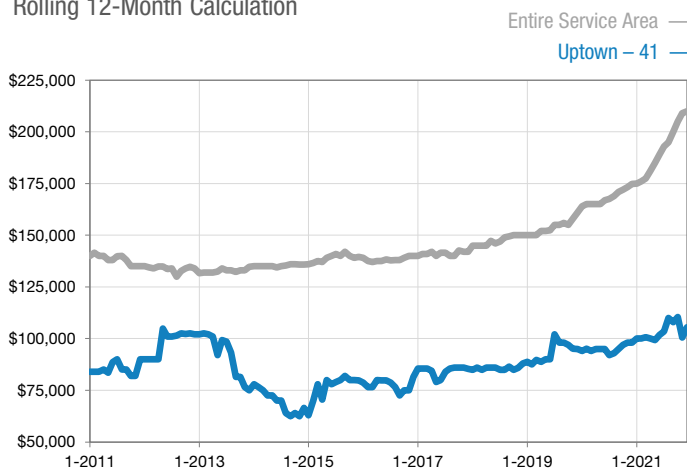
Median Sales Price - Single-Family Detached

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.