

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	38	32	- 15.8%	658	703	+ 6.8%
Pending Sales	38	48	+ 26.3%	594	657	+ 10.6%
Closed Sales	39	50	+ 28.2%	598	641	+ 7.2%
Days on Market Until Sale	18	18	0.0%	25	15	- 40.0%
Median Sales Price*	\$229,000	\$269,450	+ 17.7%	\$217,000	\$263,000	+ 21.2%
Average Sales Price*	\$250,273	\$287,587	+ 14.9%	\$240,527	\$284,965	+ 18.5%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	99.1%	100.5%	+ 1.4%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

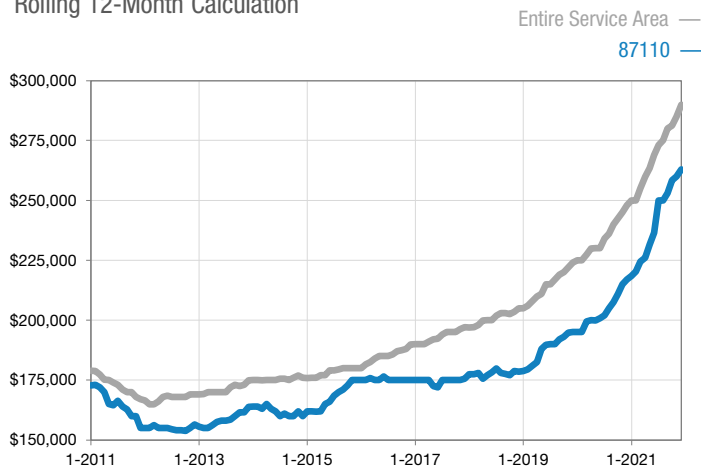
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	4	3	- 25.0%	52	59	+ 13.5%
Pending Sales	7	2	- 71.4%	51	53	+ 3.9%
Closed Sales	3	7	+ 133.3%	49	56	+ 14.3%
Days on Market Until Sale	21	15	- 28.6%	28	13	- 53.6%
Median Sales Price*	\$174,000	\$130,000	- 25.3%	\$102,000	\$118,125	+ 15.8%
Average Sales Price*	\$156,899	\$148,069	- 5.6%	\$128,271	\$133,802	+ 4.3%
Percent of List Price Received*	99.2%	99.8%	+ 0.6%	96.0%	99.1%	+ 3.2%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

* 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.

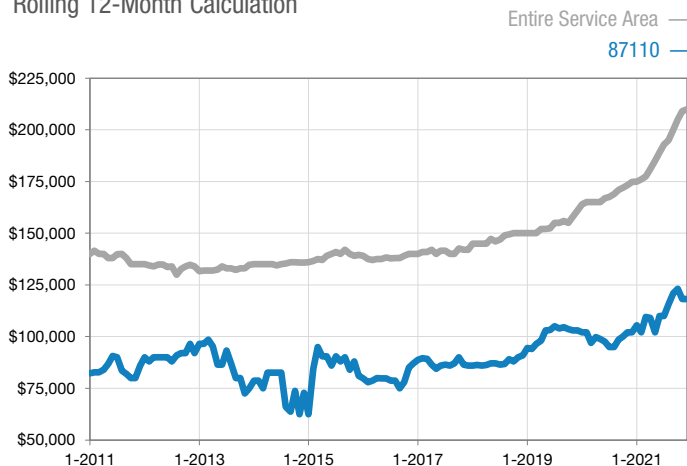
Median Sales Price - Single-Family Detached

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.