

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	34	22	- 35.3%	683	664	- 2.8%
Pending Sales	48	31	- 35.4%	612	624	+ 2.0%
Closed Sales	51	67	+ 31.4%	594	638	+ 7.4%
Days on Market Until Sale	26	15	- 42.3%	25	17	- 32.0%
Median Sales Price*	\$287,500	\$340,365	+ 18.4%	\$259,450	\$300,050	+ 15.6%
Average Sales Price*	\$299,005	\$339,303	+ 13.5%	\$279,861	\$315,999	+ 12.9%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	99.6%	100.6%	+ 1.0%
Inventory of Homes for Sale	51	16	- 68.6%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--

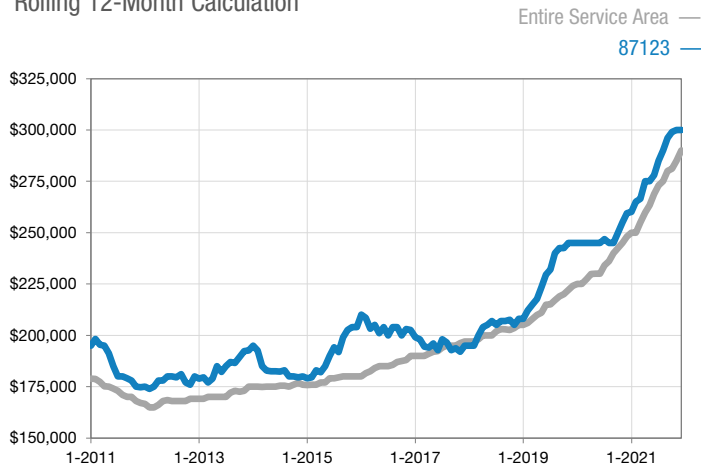
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	6	6	0.0%	161	188	+ 16.8%
Pending Sales	6	5	- 16.7%	158	169	+ 7.0%
Closed Sales	13	9	- 30.8%	154	167	+ 8.4%
Days on Market Until Sale	15	23	+ 53.3%	40	11	- 72.5%
Median Sales Price*	\$185,000	\$217,000	+ 17.3%	\$195,950	\$229,000	+ 16.9%
Average Sales Price*	\$196,838	\$210,278	+ 6.8%	\$200,188	\$232,415	+ 16.1%
Percent of List Price Received*	99.8%	102.3%	+ 2.5%	99.3%	100.6%	+ 1.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

* 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.

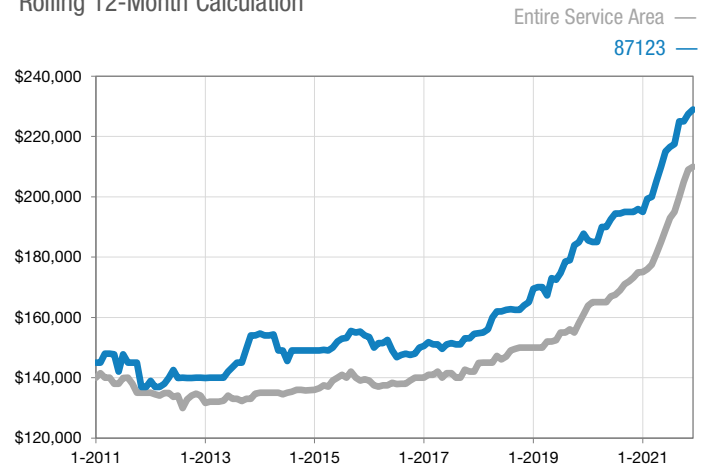
Median Sales Price - Single-Family Detached

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.