

# Local Market Update for December 2021

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	18	13	- 27.8%	360	317	- 11.9%
Pending Sales	25	14	- 44.0%	286	296	+ 3.5%
Closed Sales	18	21	+ 16.7%	275	311	+ 13.1%
Days on Market Until Sale	19	24	+ 26.3%	37	23	- 37.8%
Median Sales Price*	\$296,000	<b>\$429,000</b>	+ 44.9%	\$315,000	<b>\$345,000</b>	+ 9.5%
Average Sales Price*	\$340,363	<b>\$414,542</b>	+ 21.8%	\$344,736	<b>\$375,413</b>	+ 8.9%
Percent of List Price Received*	99.4%	100.1%	+ 0.7%	98.0%	100.0%	+ 2.0%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--

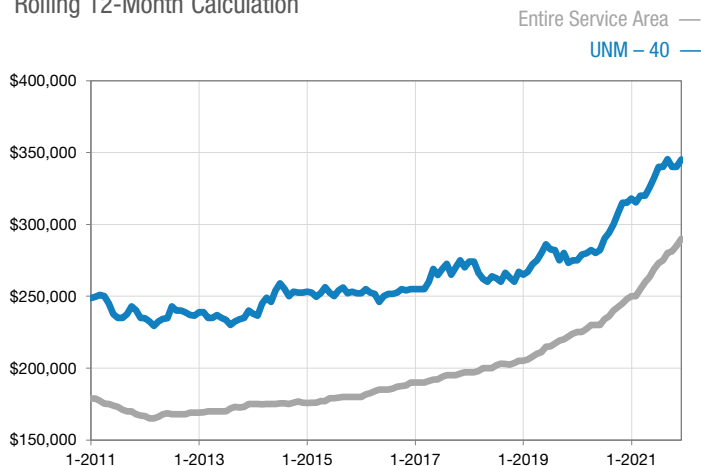
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
New Listings	3	1	- 66.7%	21	27	+ 28.6%
Pending Sales	0	0	0.0%	11	21	+ 90.9%
Closed Sales	2	2	0.0%	12	20	+ 66.7%
Days on Market Until Sale	21	7	- 66.7%	74	29	- 60.8%
Median Sales Price*	\$153,250	<b>\$276,000</b>	+ 80.1%	\$199,650	<b>\$277,500</b>	+ 39.0%
Average Sales Price*	\$153,250	<b>\$276,000</b>	+ 80.1%	\$229,442	<b>\$283,775</b>	+ 23.7%
Percent of List Price Received*	94.0%	103.2%	+ 9.8%	97.7%	98.9%	+ 1.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.2	0.9	- 71.9%	--	--	--

\* 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.

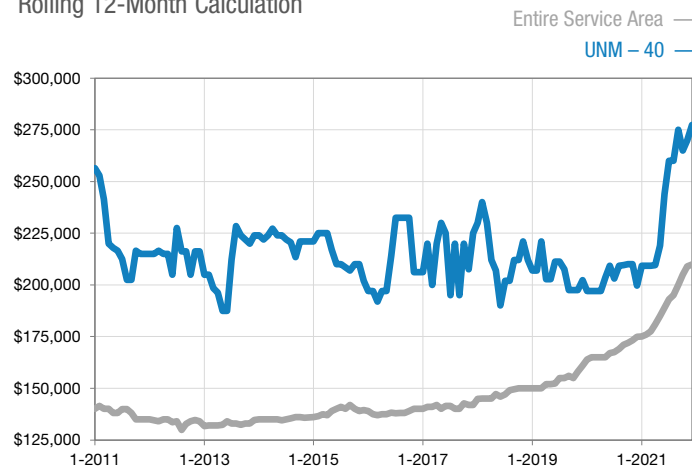
### Median Sales Price - Single-Family Detached

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.