

Local Market Update for December 2022

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	12	4	- 66.7%	135	58	- 57.0%
Pending Sales	5	4	- 20.0%	97	61	- 37.1%
Closed Sales	12	3	- 75.0%	88	71	- 19.3%
Days on Market Until Sale	14	128	+ 814.3%	24	39	+ 62.5%
Median Sales Price*	\$252,400	\$284,900	+ 12.9%	\$247,400	\$284,900	+ 15.2%
Average Sales Price*	\$252,492	\$216,967	- 14.1%	\$274,845	\$307,730	+ 12.0%
Percent of List Price Received*	99.4%	97.4%	- 2.0%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	29	11	- 62.1%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--

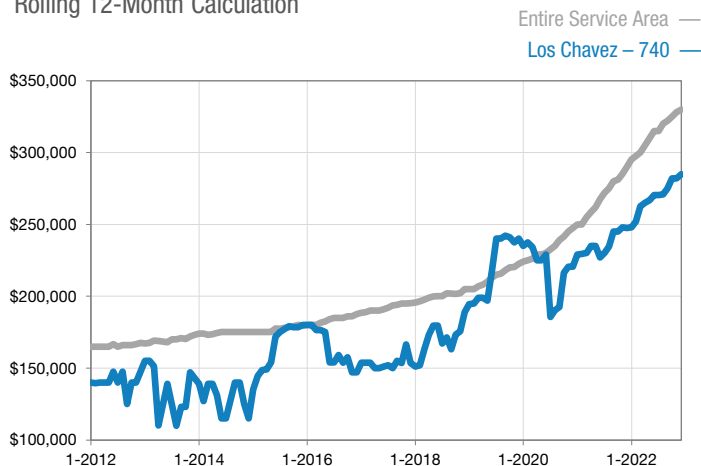
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

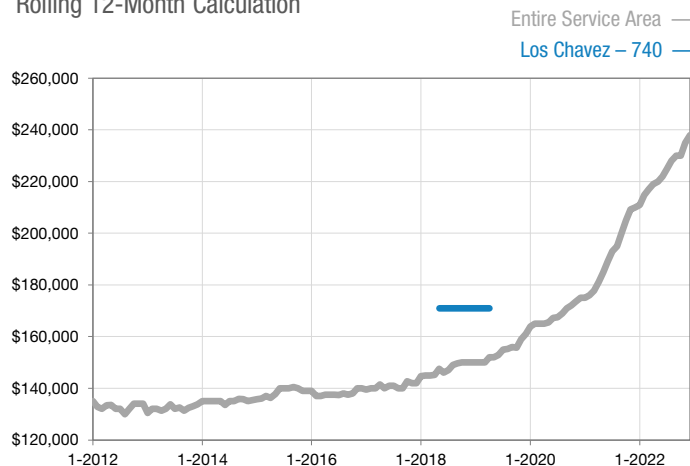
Median Sales Price - Single-Family Detached

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.