

Local Market Update for December 2022

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	9	8	- 11.1%	363	245	- 32.5%
Pending Sales	11	14	+ 27.3%	329	225	- 31.6%
Closed Sales	32	20	- 37.5%	332	233	- 29.8%
Days on Market Until Sale	17	18	+ 5.9%	19	18	- 5.3%
Median Sales Price*	\$332,933	\$335,000	+ 0.6%	\$303,950	\$339,800	+ 11.8%
Average Sales Price*	\$315,917	\$341,348	+ 8.0%	\$304,444	\$340,858	+ 12.0%
Percent of List Price Received*	101.1%	98.9%	- 2.2%	100.6%	100.8%	+ 0.2%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

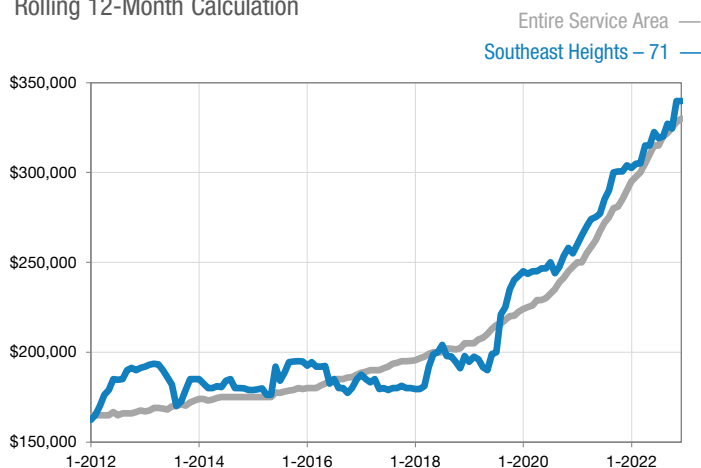
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	6	0.0%	109	52	- 52.3%
Pending Sales	2	5	+ 150.0%	86	55	- 36.0%
Closed Sales	1	4	+ 300.0%	81	56	- 30.9%
Days on Market Until Sale	86	6	- 93.0%	12	21	+ 75.0%
Median Sales Price*	\$236,000	\$227,500	- 3.6%	\$245,000	\$274,950	+ 12.2%
Average Sales Price*	\$236,000	\$224,975	- 4.7%	\$217,756	\$250,145	+ 14.9%
Percent of List Price Received*	102.6%	99.1%	- 3.4%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--

* 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.

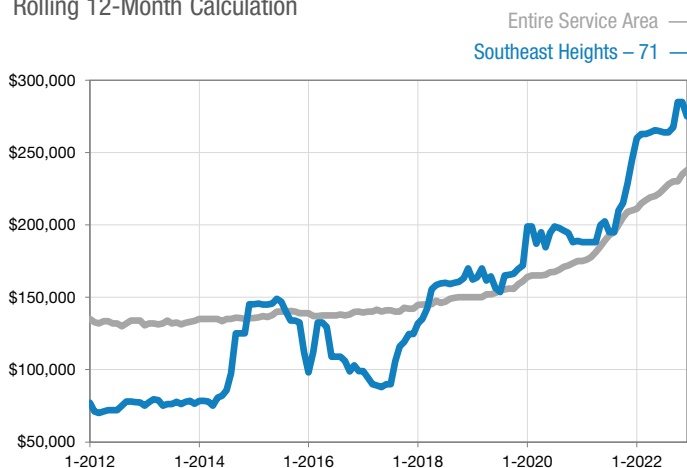
Median Sales Price - Single-Family Detached

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.