

# Local Market Update for December 2022

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



## South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	5	+ 66.7%	90	62	- 31.1%
Pending Sales	2	7	+ 250.0%	76	49	- 35.5%
Closed Sales	4	4	0.0%	77	50	- 35.1%
Days on Market Until Sale	49	48	- 2.0%	61	38	- 37.7%
Median Sales Price*	\$186,500	\$180,250	- 3.4%	\$147,500	\$191,500	+ 29.8%
Average Sales Price*	\$205,750	\$173,875	- 15.5%	\$177,394	\$224,142	+ 26.4%
Percent of List Price Received*	93.6%	94.6%	+ 1.1%	96.3%	97.0%	+ 0.7%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

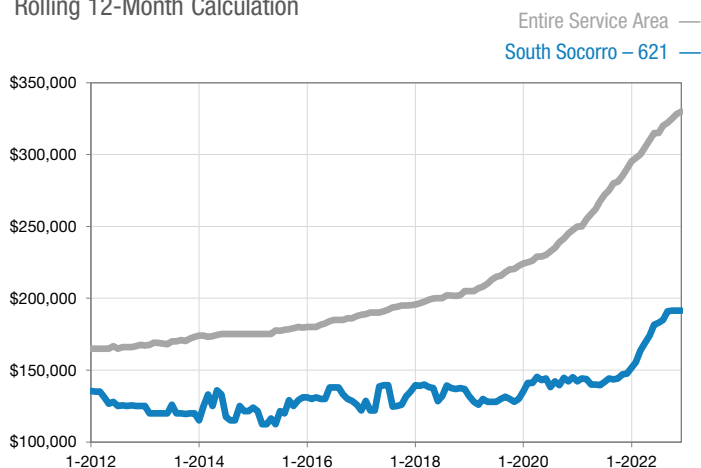
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	0	- 100.0%	5	5	0.0%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	0	0	0.0%	7	6	- 14.3%
Days on Market Until Sale	--	--	--	36	9	- 75.0%
Median Sales Price*	--	--	--	\$122,000	\$147,000	+ 20.5%
Average Sales Price*	--	--	--	\$121,771	\$147,167	+ 20.9%
Percent of List Price Received*	--	--	--	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

\* 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.

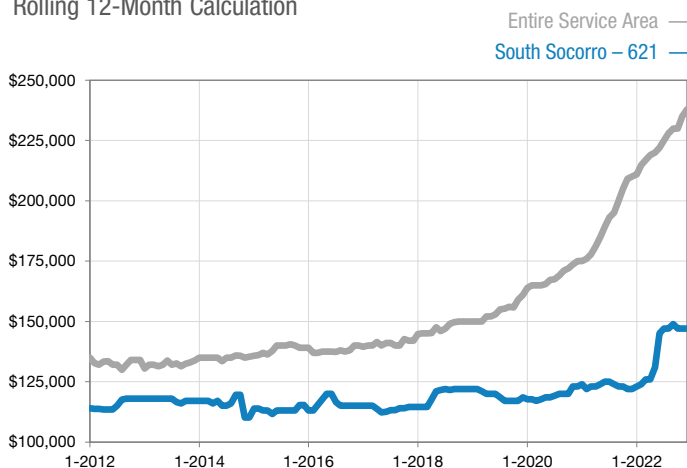
### Median Sales Price - Single-Family Detached

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.