

Local Market Update for December 2022

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



87102

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	15	15	0.0%	189	184	- 2.6%
Pending Sales	5	13	+ 160.0%	159	137	- 13.8%
Closed Sales	17	8	- 52.9%	173	128	- 26.0%
Days on Market Until Sale	16	21	+ 31.3%	25	14	- 44.0%
Median Sales Price*	\$255,000	\$187,000	- 26.7%	\$200,000	\$234,500	+ 17.3%
Average Sales Price*	\$251,741	\$198,500	- 21.1%	\$226,777	\$256,603	+ 13.2%
Percent of List Price Received*	101.0%	97.3%	- 3.7%	100.3%	100.9%	+ 0.6%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

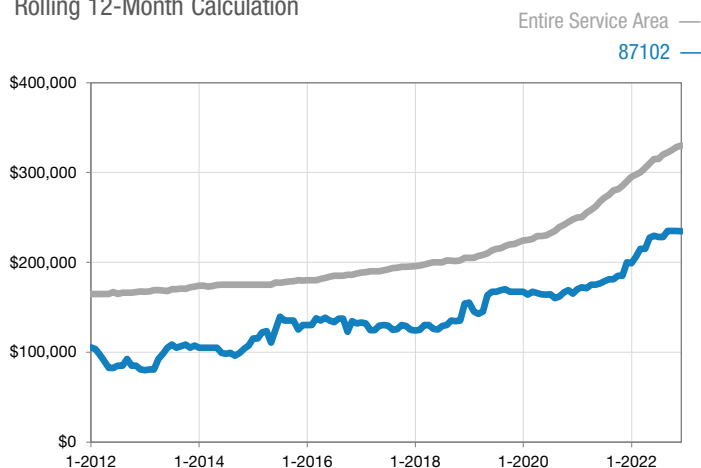
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	3	0.0%	93	73	- 21.5%
Pending Sales	4	2	- 50.0%	90	54	- 40.0%
Closed Sales	10	6	- 40.0%	90	57	- 36.7%
Days on Market Until Sale	16	25	+ 56.3%	42	16	- 61.9%
Median Sales Price*	\$195,001	\$277,500	+ 42.3%	\$228,500	\$233,900	+ 2.4%
Average Sales Price*	\$215,030	\$264,083	+ 22.8%	\$243,669	\$255,274	+ 4.8%
Percent of List Price Received*	101.7%	100.7%	- 1.0%	98.9%	99.7%	+ 0.8%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	0.8	3.1	+ 287.5%	--	--	--

* 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.

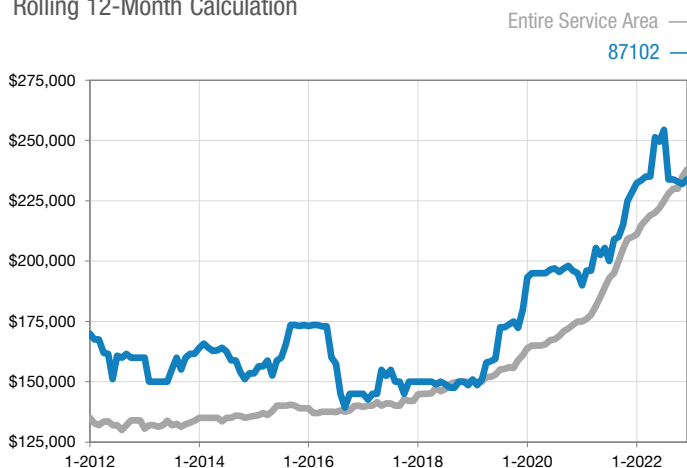
Median Sales Price - Single-Family Detached

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.