

Local Market Update for December 2022

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	23	22	- 4.3%	666	504	- 24.3%
Pending Sales	30	28	- 6.7%	623	440	- 29.4%
Closed Sales	67	34	- 49.3%	638	455	- 28.7%
Days on Market Until Sale	15	23	+ 53.3%	17	15	- 11.8%
Median Sales Price*	\$340,365	\$319,995	- 6.0%	\$300,550	\$337,000	+ 12.1%
Average Sales Price*	\$339,303	\$333,813	- 1.6%	\$316,156	\$352,174	+ 11.4%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	100.6%	101.1%	+ 0.5%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

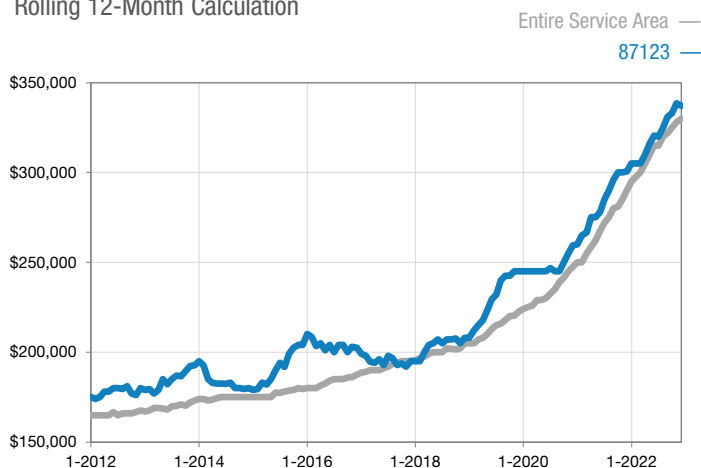
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	7	+ 16.7%	187	96	- 48.7%
Pending Sales	4	8	+ 100.0%	167	99	- 40.7%
Closed Sales	9	5	- 44.4%	167	98	- 41.3%
Days on Market Until Sale	23	5	- 78.3%	11	13	+ 18.2%
Median Sales Price*	\$217,000	\$225,000	+ 3.7%	\$229,000	\$263,000	+ 14.8%
Average Sales Price*	\$210,278	\$225,980	+ 7.5%	\$232,415	\$268,870	+ 15.7%
Percent of List Price Received*	102.3%	100.4%	- 1.9%	100.6%	102.2%	+ 1.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	0.6	0.1	- 83.3%	--	--	--

* 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.

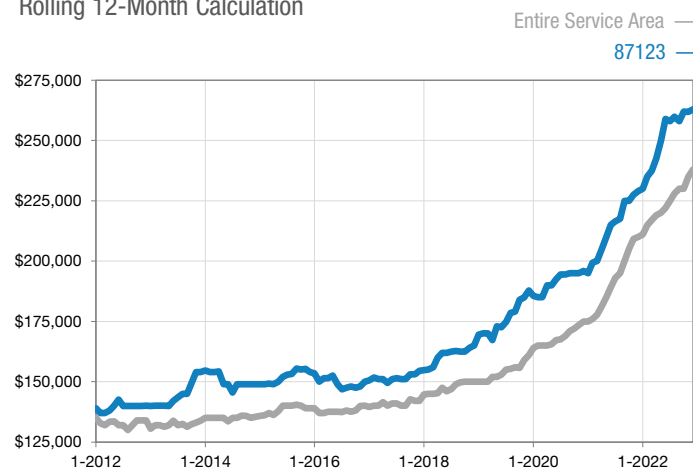
Median Sales Price - Single-Family Detached

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.