

Local Market Update for December 2022

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	55	43	- 21.8%	1,024	884	- 13.7%
Pending Sales	56	42	- 25.0%	976	758	- 22.3%
Closed Sales	85	54	- 36.5%	1,005	769	- 23.5%
Days on Market Until Sale	10	19	+ 90.0%	12	11	- 8.3%
Median Sales Price*	\$260,000	\$282,000	+ 8.5%	\$245,000	\$275,000	+ 12.2%
Average Sales Price*	\$276,615	\$288,968	+ 4.5%	\$256,434	\$286,080	+ 11.6%
Percent of List Price Received*	100.5%	100.2%	- 0.3%	101.0%	101.8%	+ 0.8%
Inventory of Homes for Sale	29	55	+ 89.7%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

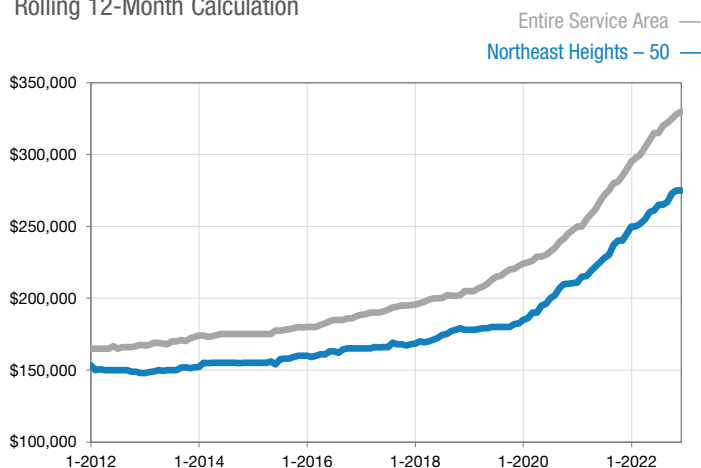
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	4	2	- 50.0%	145	105	- 27.6%
Pending Sales	5	7	+ 40.0%	149	95	- 36.2%
Closed Sales	12	7	- 41.7%	160	95	- 40.6%
Days on Market Until Sale	8	18	+ 125.0%	15	7	- 53.3%
Median Sales Price*	\$217,500	\$225,000	+ 3.4%	\$208,250	\$245,000	+ 17.6%
Average Sales Price*	\$197,708	\$250,214	+ 26.6%	\$201,561	\$239,212	+ 18.7%
Percent of List Price Received*	103.1%	101.4%	- 1.6%	101.0%	102.8%	+ 1.8%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.1	0.6	+ 500.0%	--	--	--

* 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.

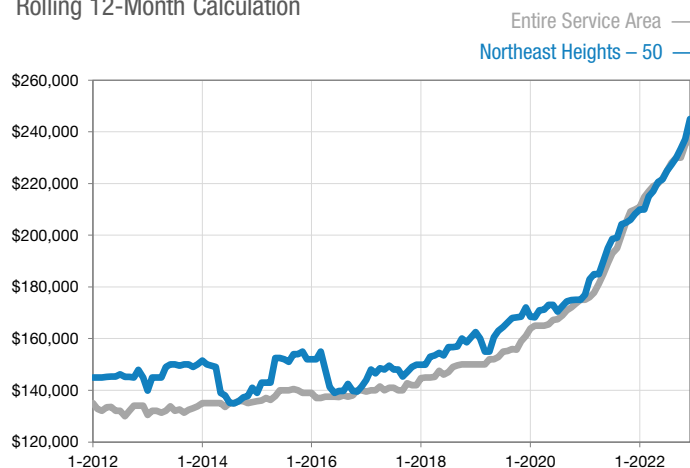
Median Sales Price - Single-Family Detached

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.