

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	39	27	- 30.8%	668	618	- 7.5%
Pending Sales	37	37	0.0%	636	534	- 16.0%
Closed Sales	48	37	- 22.9%	646	536	- 17.0%
Days on Market Until Sale	12	15	+ 25.0%	12	11	- 8.3%
Median Sales Price*	\$263,750	\$322,000	+ 22.1%	\$250,000	\$285,250	+ 14.1%
Average Sales Price*	\$297,114	\$326,095	+ 9.8%	\$270,586	\$310,135	+ 14.6%
Percent of List Price Received*	100.9%	99.7%	- 1.2%	100.9%	101.7%	+ 0.8%
Inventory of Homes for Sale	25	36	+ 44.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

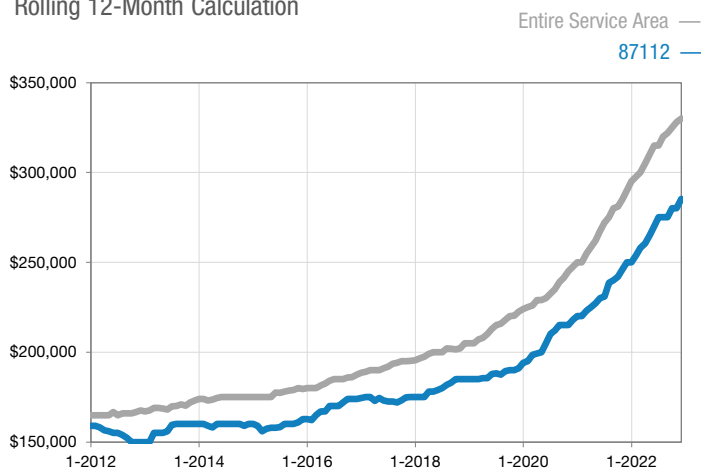
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	1	- 66.7%	92	72	- 21.7%
Pending Sales	3	10	+ 233.3%	93	65	- 30.1%
Closed Sales	5	6	+ 20.0%	97	60	- 38.1%
Days on Market Until Sale	5	14	+ 180.0%	15	7	- 53.3%
Median Sales Price*	\$222,000	\$232,000	+ 4.5%	\$215,000	\$252,840	+ 17.6%
Average Sales Price*	\$199,100	\$235,333	+ 18.2%	\$206,388	\$252,706	+ 22.4%
Percent of List Price Received*	101.0%	98.6%	- 2.4%	100.7%	101.6%	+ 0.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

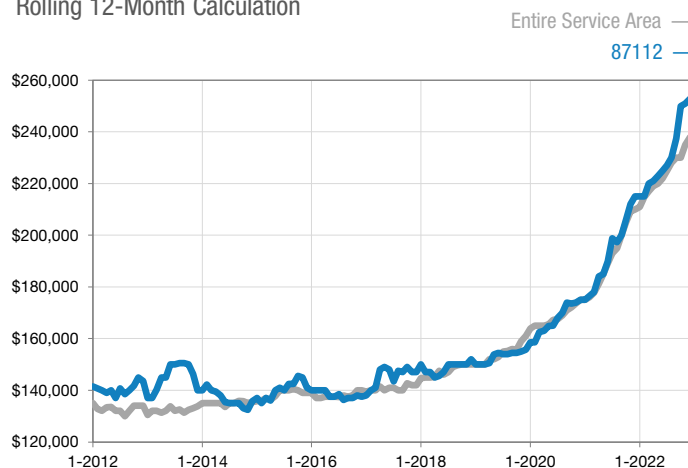
Median Sales Price - Single-Family Detached

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.