

# Local Market Update for December 2022

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	9	8	- 11.1%	272	229	- 15.8%
Pending Sales	11	12	+ 9.1%	247	173	- 30.0%
Closed Sales	13	10	- 23.1%	257	181	- 29.6%
Days on Market Until Sale	76	23	- 69.7%	23	16	- 30.4%
Median Sales Price*	\$385,000	<b>\$323,500</b>	- 16.0%	\$264,000	<b>\$330,000</b>	+ 25.0%
Average Sales Price*	\$412,308	<b>\$346,712</b>	- 15.9%	\$287,552	<b>\$370,783</b>	+ 28.9%
Percent of List Price Received*	96.4%	<b>99.3%</b>	+ 3.0%	100.0%	<b>101.4%</b>	+ 1.4%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

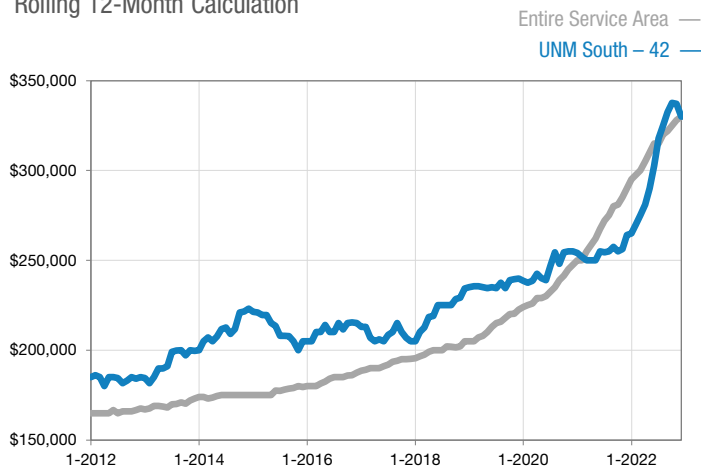
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	2	- 33.3%	46	40	- 13.0%
Pending Sales	3	4	+ 33.3%	42	33	- 21.4%
Closed Sales	2	3	+ 50.0%	45	32	- 28.9%
Days on Market Until Sale	63	5	- 92.1%	36	12	- 66.7%
Median Sales Price*	\$207,500	<b>\$260,000</b>	+ 25.3%	\$215,000	<b>\$194,450</b>	- 9.6%
Average Sales Price*	\$207,500	<b>\$211,333</b>	+ 1.8%	\$221,882	<b>\$202,888</b>	- 8.6%
Percent of List Price Received*	99.1%	<b>95.5%</b>	- 3.6%	97.5%	<b>98.7%</b>	+ 1.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

\* 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.

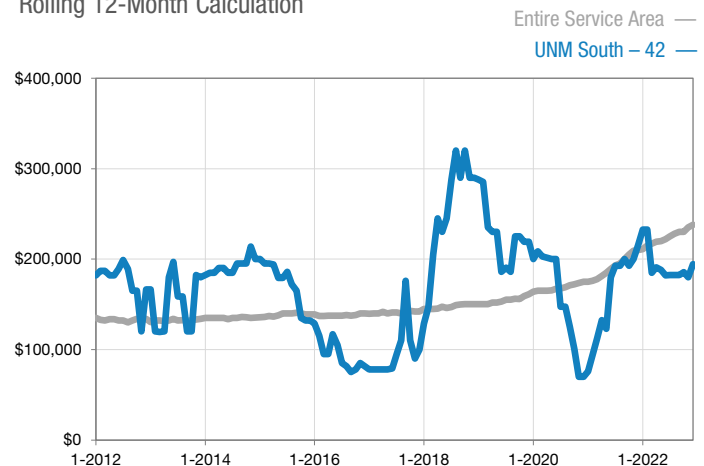
### Median Sales Price - Single-Family Detached

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.