

Local Market Update for December 2022

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



87105

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	30	27	- 10.0%	461	502	+ 8.9%
Pending Sales	26	27	+ 3.8%	392	402	+ 2.6%
Closed Sales	45	32	- 28.9%	410	406	- 1.0%
Days on Market Until Sale	30	24	- 20.0%	20	18	- 10.0%
Median Sales Price*	\$250,000	\$243,500	- 2.6%	\$219,950	\$244,875	+ 11.3%
Average Sales Price*	\$304,342	\$284,160	- 6.6%	\$251,060	\$270,341	+ 7.7%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	40	38	- 5.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--

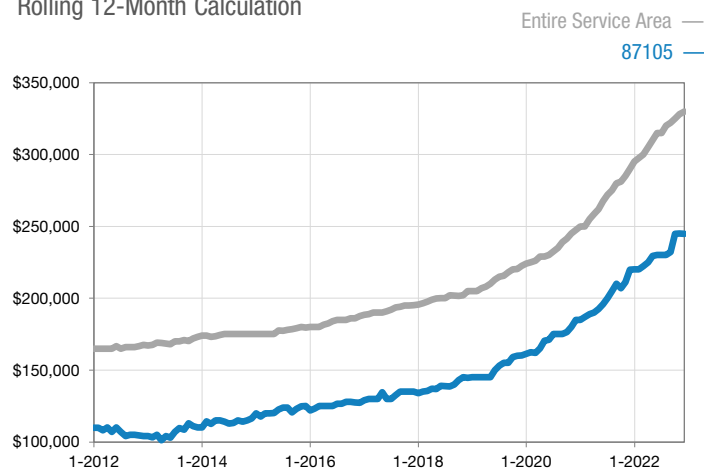
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	17	35	+ 105.9%
Pending Sales	1	1	0.0%	14	23	+ 64.3%
Closed Sales	2	1	- 50.0%	15	23	+ 53.3%
Days on Market Until Sale	15	21	+ 40.0%	22	13	- 40.9%
Median Sales Price*	\$137,450	\$112,000	- 18.5%	\$173,000	\$180,000	+ 4.0%
Average Sales Price*	\$137,450	\$112,000	- 18.5%	\$200,189	\$181,474	- 9.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.6%	100.2%	- 0.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

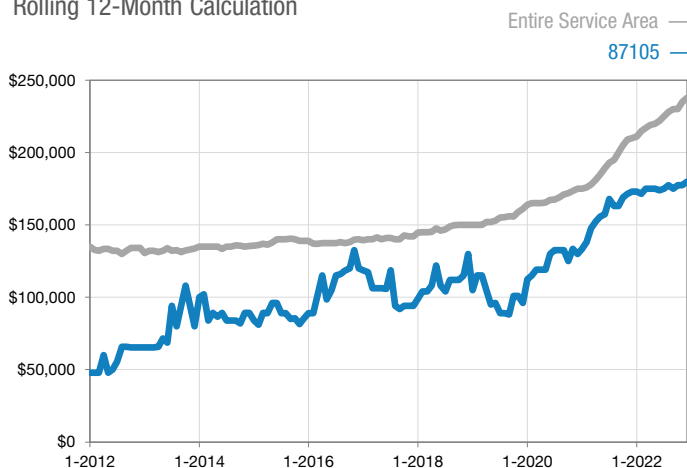
Median Sales Price - Single-Family Detached

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.