

Local Market Update for December 2022

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



87109

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	21	14	- 33.3%	397	303	- 23.7%
Pending Sales	28	8	- 71.4%	369	252	- 31.7%
Closed Sales	15	12	- 20.0%	364	271	- 25.5%
Days on Market Until Sale	4	24	+ 500.0%	12	9	- 25.0%
Median Sales Price*	\$342,500	\$336,500	- 1.8%	\$330,000	\$365,000	+ 10.6%
Average Sales Price*	\$359,333	\$354,583	- 1.3%	\$348,045	\$378,980	+ 8.9%
Percent of List Price Received*	103.7%	98.7%	- 4.8%	100.8%	101.6%	+ 0.8%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--

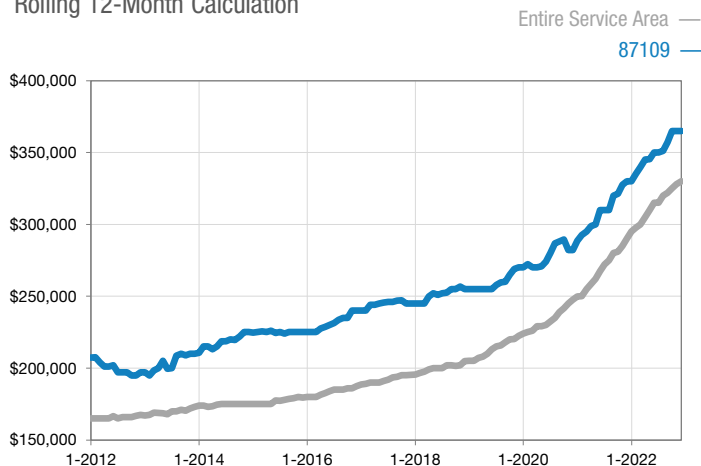
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	6	10	+ 66.7%	189	149	- 21.2%
Pending Sales	9	6	- 33.3%	167	139	- 16.8%
Closed Sales	8	7	- 12.5%	168	147	- 12.5%
Days on Market Until Sale	16	38	+ 137.5%	9	15	+ 66.7%
Median Sales Price*	\$126,500	\$232,500	+ 83.8%	\$204,500	\$234,000	+ 14.4%
Average Sales Price*	\$161,925	\$241,214	+ 49.0%	\$198,228	\$228,348	+ 15.2%
Percent of List Price Received*	98.9%	99.7%	+ 0.8%	100.4%	100.6%	+ 0.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

* 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.

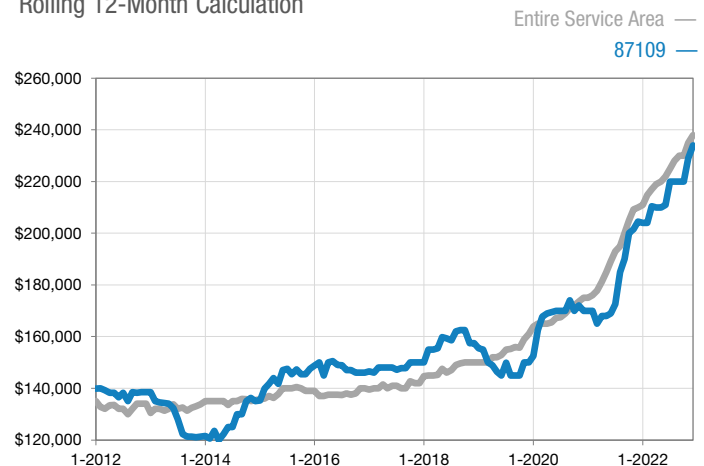
Median Sales Price - Single-Family Detached

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.