

# Local Market Update for December 2022

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



## 87106

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	15	11	- 26.7%	306	274	- 10.5%
Pending Sales	16	12	- 25.0%	289	206	- 28.7%
Closed Sales	22	16	- 27.3%	305	218	- 28.5%
Days on Market Until Sale	52	47	- 9.6%	23	16	- 30.4%
Median Sales Price*	\$382,500	<b>\$323,500</b>	- 15.4%	\$315,000	<b>\$350,000</b>	+ 11.1%
Average Sales Price*	\$402,877	<b>\$349,639</b>	- 13.2%	\$334,128	<b>\$375,057</b>	+ 12.2%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	100.4%	<b>101.5%</b>	+ 1.1%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--

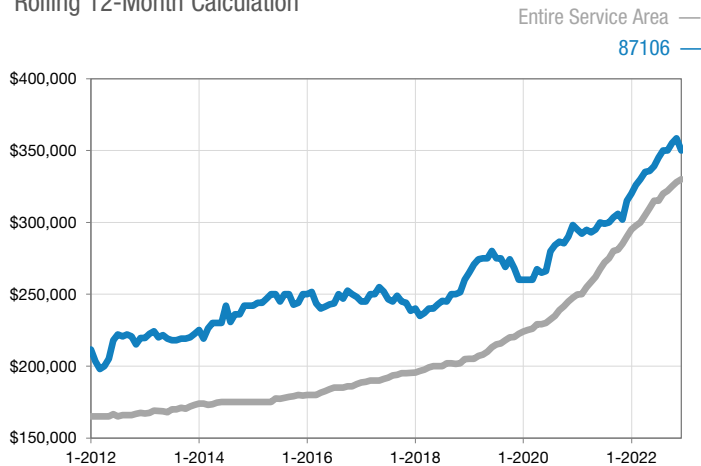
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	5	2	- 60.0%	65	47	- 27.7%
Pending Sales	4	2	- 50.0%	52	38	- 26.9%
Closed Sales	3	4	+ 33.3%	50	41	- 18.0%
Days on Market Until Sale	44	14	- 68.2%	24	15	- 37.5%
Median Sales Price*	\$235,000	<b>\$251,788</b>	+ 7.1%	\$255,000	<b>\$223,900</b>	- 12.2%
Average Sales Price*	\$242,333	<b>\$219,394</b>	- 9.5%	\$232,816	<b>\$226,254</b>	- 2.8%
Percent of List Price Received*	100.8%	<b>96.0%</b>	- 4.8%	98.1%	<b>98.1%</b>	0.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

\* 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.

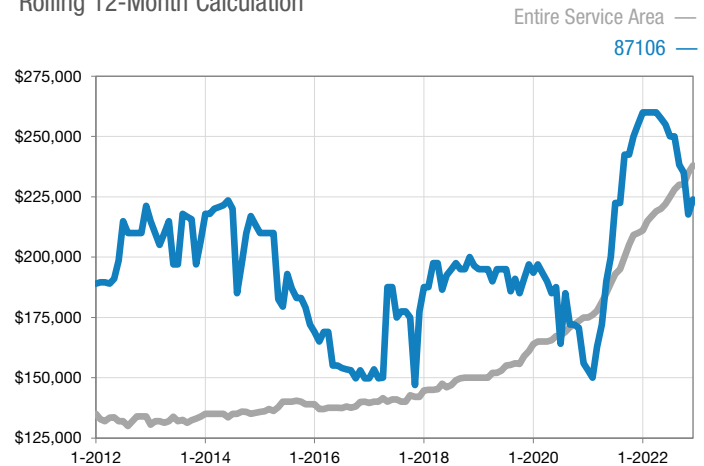
### Median Sales Price - Single-Family Detached

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.