

Local Market Update for December 2022

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	18	14	- 22.2%	239	220	- 7.9%
Pending Sales	10	11	+ 10.0%	199	165	- 17.1%
Closed Sales	15	8	- 46.7%	211	162	- 23.2%
Days on Market Until Sale	18	9	- 50.0%	21	15	- 28.6%
Median Sales Price*	\$262,500	\$311,500	+ 18.7%	\$255,000	\$299,500	+ 17.5%
Average Sales Price*	\$303,373	\$313,625	+ 3.4%	\$314,434	\$350,754	+ 11.6%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	100.3%	101.5%	+ 1.2%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

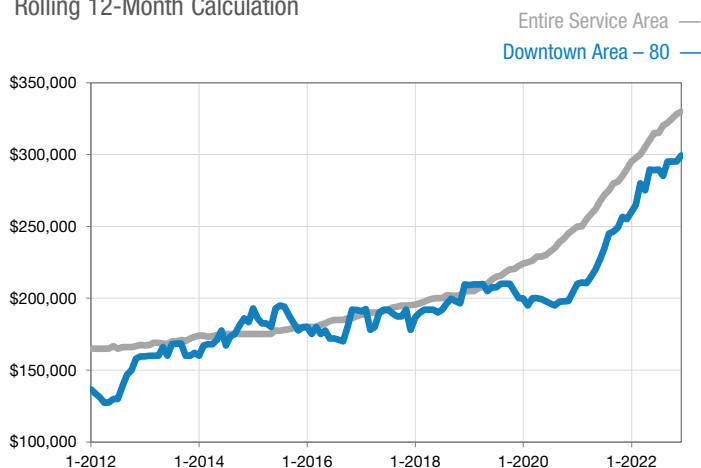
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	4	4	0.0%	121	94	- 22.3%
Pending Sales	5	4	- 20.0%	117	75	- 35.9%
Closed Sales	11	8	- 27.3%	115	78	- 32.2%
Days on Market Until Sale	15	26	+ 73.3%	36	16	- 55.6%
Median Sales Price*	\$210,001	\$327,250	+ 55.8%	\$253,777	\$260,000	+ 2.5%
Average Sales Price*	\$215,482	\$296,219	+ 37.5%	\$259,072	\$268,248	+ 3.5%
Percent of List Price Received*	102.4%	100.7%	- 1.7%	99.1%	100.0%	+ 0.9%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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.

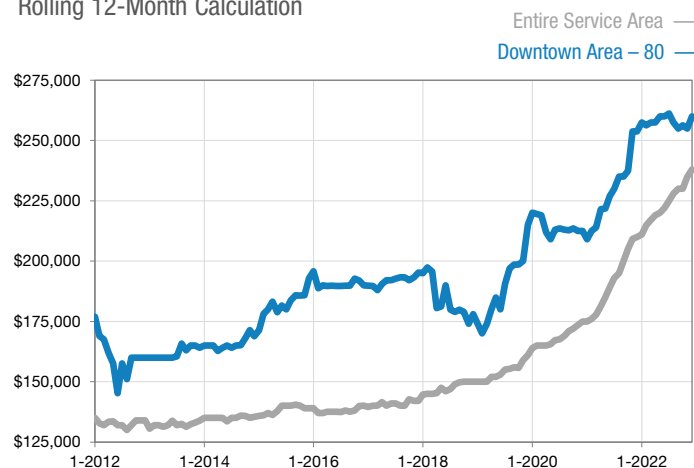
Median Sales Price - Single-Family Detached

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.