

Local Market Update for December 2022

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	8	13	+ 62.5%	214	185	- 13.6%
Pending Sales	9	17	+ 88.9%	201	161	- 19.9%
Closed Sales	22	12	- 45.5%	209	155	- 25.8%
Days on Market Until Sale	16	14	- 12.5%	15	12	- 20.0%
Median Sales Price*	\$402,500	\$433,000	+ 7.6%	\$375,000	\$430,000	+ 14.7%
Average Sales Price*	\$441,659	\$420,904	- 4.7%	\$392,048	\$442,679	+ 12.9%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	100.5%	101.4%	+ 0.9%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	0.2	1.0	+ 400.0%	--	--	--

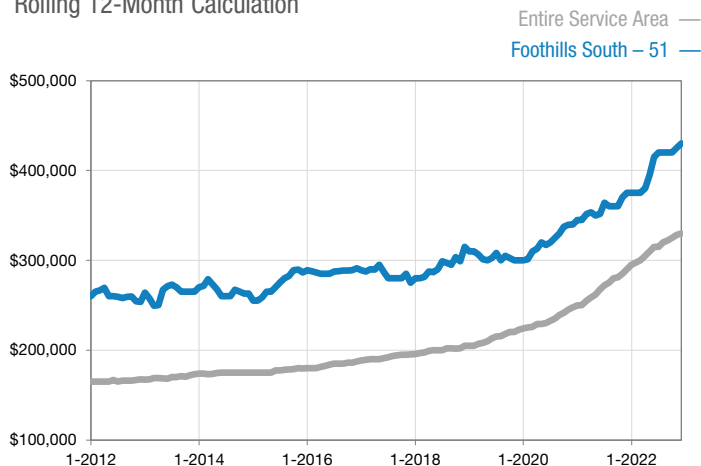
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	72	58	- 19.4%
Pending Sales	2	8	+ 300.0%	70	55	- 21.4%
Closed Sales	3	5	+ 66.7%	72	50	- 30.6%
Days on Market Until Sale	4	39	+ 875.0%	9	8	- 11.1%
Median Sales Price*	\$227,000	\$270,000	+ 18.9%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$238,000	\$272,800	+ 14.6%	\$246,037	\$287,073	+ 16.7%
Percent of List Price Received*	100.4%	99.0%	- 1.4%	101.2%	103.0%	+ 1.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--

* 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.

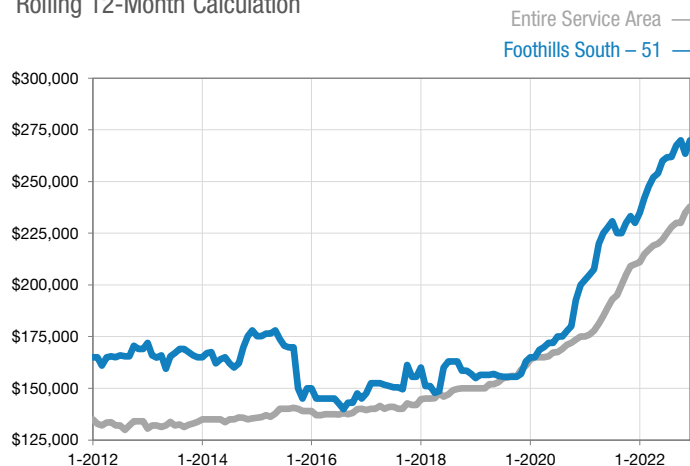
Median Sales Price - Single-Family Detached

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.