

# Local Market Update for December 2022

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	13	6	- 53.8%	289	220	- 23.9%
Pending Sales	10	6	- 40.0%	255	189	- 25.9%
Closed Sales	24	15	- 37.5%	264	196	- 25.8%
Days on Market Until Sale	17	30	+ 76.5%	19	17	- 10.5%
Median Sales Price*	\$460,500	<b>\$465,000</b>	+ 1.0%	\$445,000	<b>\$500,000</b>	+ 12.4%
Average Sales Price*	\$527,392	<b>\$500,231</b>	- 5.2%	\$512,173	<b>\$553,963</b>	+ 8.2%
Percent of List Price Received*	101.6%	<b>98.5%</b>	- 3.1%	100.3%	<b>100.6%</b>	+ 0.3%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	--	--	--

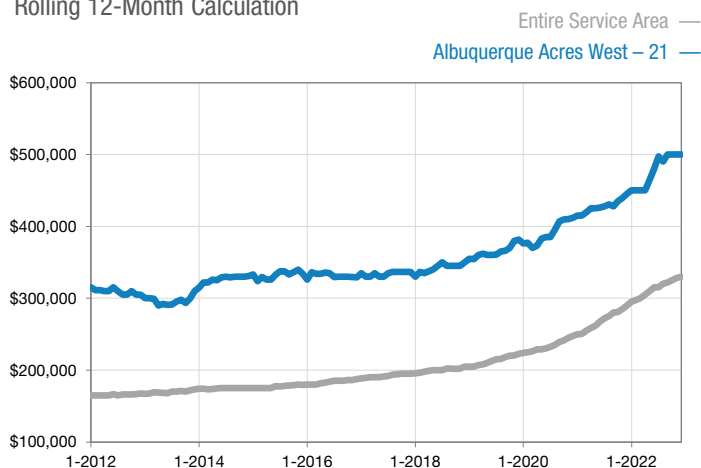
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	2	0	- 100.0%	9	6	- 33.3%
Pending Sales	1	0	- 100.0%	7	7	0.0%
Closed Sales	0	1	--	6	8	+ 33.3%
Days on Market Until Sale	--	12	--	4	3	- 25.0%
Median Sales Price*	--	<b>\$375,000</b>	--	\$347,500	<b>\$315,000</b>	- 9.4%
Average Sales Price*	--	<b>\$375,000</b>	--	\$317,333	<b>\$320,500</b>	+ 1.0%
Percent of List Price Received*	--	<b>97.4%</b>	--	99.8%	<b>102.5%</b>	+ 2.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	--	--	--	--	--

\* 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.

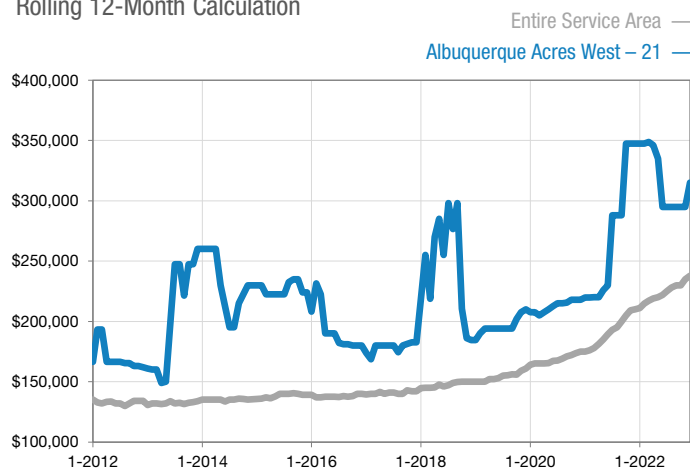
### Median Sales Price - Single-Family Detached

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.