

Local Market Update for December 2022

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



87002

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	28	15	- 46.4%	364	301	- 17.3%
Pending Sales	18	15	- 16.7%	276	246	- 10.9%
Closed Sales	27	14	- 48.1%	264	262	- 0.8%
Days on Market Until Sale	18	59	+ 227.8%	24	31	+ 29.2%
Median Sales Price*	\$225,000	\$219,950	- 2.2%	\$200,000	\$245,000	+ 22.5%
Average Sales Price*	\$249,935	\$245,736	- 1.7%	\$216,168	\$253,554	+ 17.3%
Percent of List Price Received*	99.9%	98.1%	- 1.8%	99.2%	99.7%	+ 0.5%
Inventory of Homes for Sale	68	57	- 16.2%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

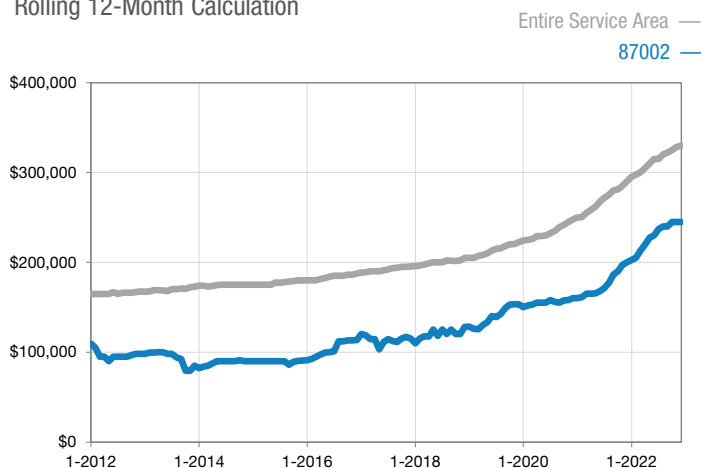
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	4	+ 300.0%	29	31	+ 6.9%
Pending Sales	3	2	- 33.3%	26	29	+ 11.5%
Closed Sales	1	1	0.0%	22	32	+ 45.5%
Days on Market Until Sale	59	148	+ 150.8%	22	20	- 9.1%
Median Sales Price*	\$185,000	\$97,000	- 47.6%	\$152,500	\$163,500	+ 7.2%
Average Sales Price*	\$185,000	\$97,000	- 47.6%	\$142,202	\$157,659	+ 10.9%
Percent of List Price Received*	108.8%	97.1%	- 10.8%	101.0%	98.1%	- 2.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--

* 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.

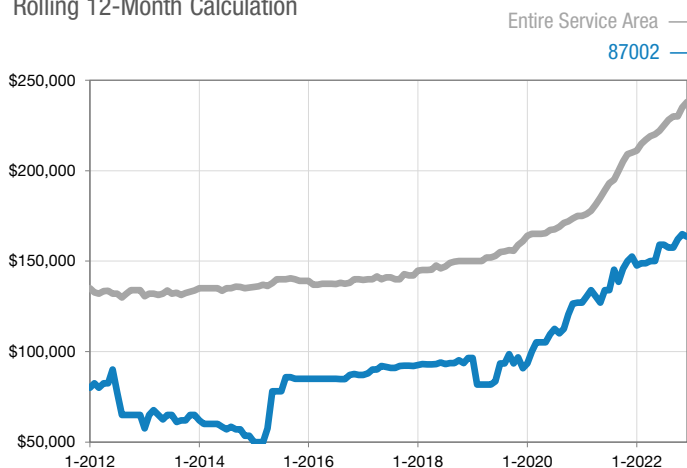
Median Sales Price - Single-Family Detached

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.