

Local Market Update for December 2022

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	70	69	- 1.4%	1,626	1,302	- 19.9%
Pending Sales	82	64	- 22.0%	1,476	1,042	- 29.4%
Closed Sales	104	61	- 41.3%	1,476	1,103	- 25.3%
Days on Market Until Sale	19	51	+ 168.4%	17	19	+ 11.8%
Median Sales Price*	\$350,000	\$380,000	+ 8.6%	\$295,000	\$350,000	+ 18.6%
Average Sales Price*	\$351,209	\$398,326	+ 13.4%	\$318,100	\$373,131	+ 17.3%
Percent of List Price Received*	100.9%	98.9%	- 2.0%	101.1%	100.9%	- 0.2%
Inventory of Homes for Sale	96	145	+ 51.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--

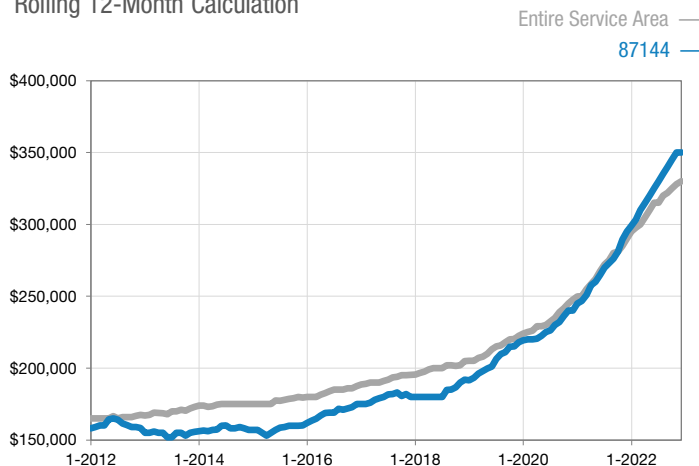
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	11	4	- 63.6%
Days on Market Until Sale	12	39	+ 225.0%	11	25	+ 127.3%
Median Sales Price*	\$265,000	\$262,500	- 0.9%	\$209,340	\$270,000	+ 29.0%
Average Sales Price*	\$265,000	\$262,500	- 0.9%	\$207,063	\$266,250	+ 28.6%
Percent of List Price Received*	103.9%	98.3%	- 5.4%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

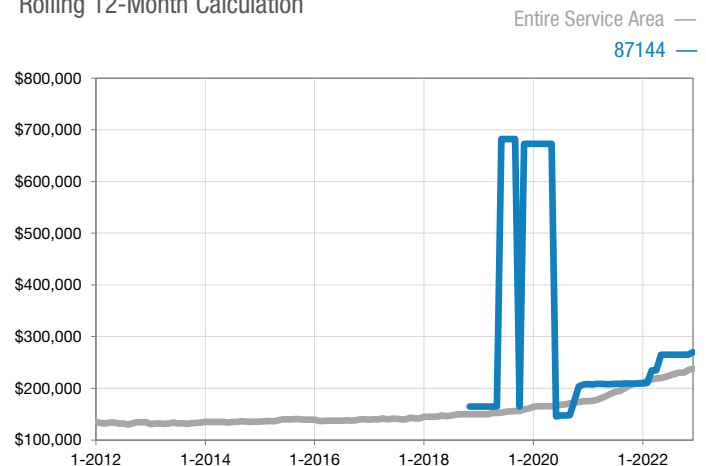
Median Sales Price - Single-Family Detached

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.