

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	30	36	+ 20.0%	849	708	- 16.6%
Pending Sales	43	35	- 18.6%	817	600	- 26.6%
Closed Sales	61	42	- 31.1%	833	614	- 26.3%
Days on Market Until Sale	15	19	+ 26.7%	15	12	- 20.0%
Median Sales Price*	\$420,000	\$368,500	- 12.3%	\$370,000	\$415,000	+ 12.2%
Average Sales Price*	\$461,253	\$450,007	- 2.4%	\$433,865	\$497,776	+ 14.7%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	100.8%	101.6%	+ 0.8%
Inventory of Homes for Sale	18	51	+ 183.3%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--

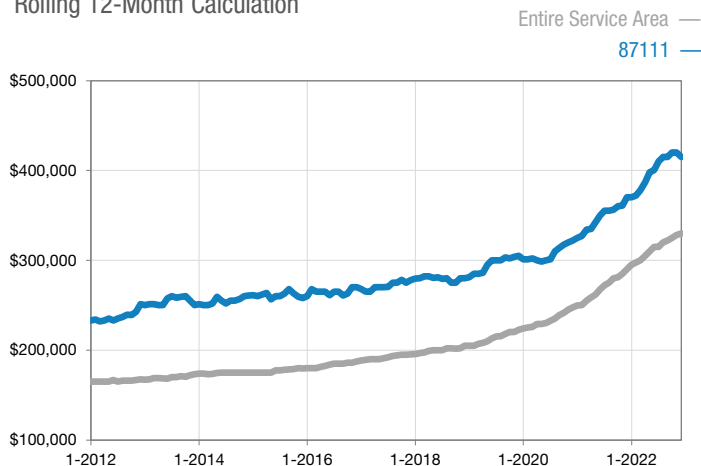
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	8	6	- 25.0%	211	182	- 13.7%
Pending Sales	9	9	0.0%	200	166	- 17.0%
Closed Sales	14	20	+ 42.9%	213	165	- 22.5%
Days on Market Until Sale	3	21	+ 600.0%	11	9	- 18.2%
Median Sales Price*	\$241,500	\$290,250	+ 20.2%	\$245,000	\$300,000	+ 22.4%
Average Sales Price*	\$255,536	\$284,750	+ 11.4%	\$253,797	\$301,748	+ 18.9%
Percent of List Price Received*	102.7%	100.1%	- 2.5%	101.4%	102.3%	+ 0.9%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.1	0.6	+ 500.0%	--	--	--

* 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.

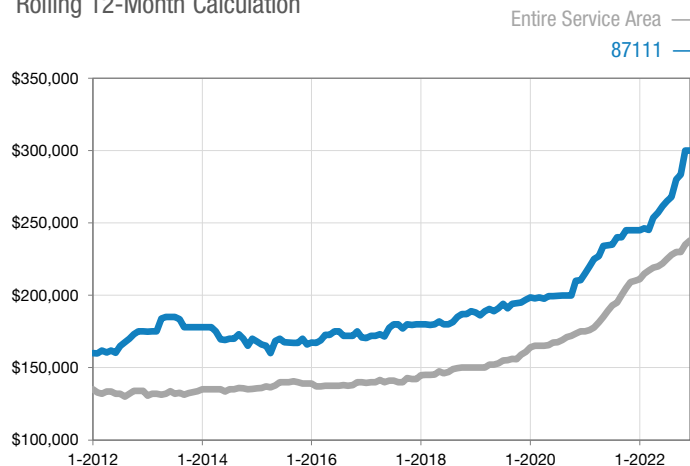
Median Sales Price - Single-Family Detached

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.