

Local Market Update for December 2022

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	15	9	- 40.0%	233	231	- 0.9%
Pending Sales	11	8	- 27.3%	195	202	+ 3.6%
Closed Sales	18	11	- 38.9%	208	210	+ 1.0%
Days on Market Until Sale	16	26	+ 62.5%	18	17	- 5.6%
Median Sales Price*	\$212,500	\$225,000	+ 5.9%	\$186,500	\$220,000	+ 18.0%
Average Sales Price*	\$250,005	\$223,545	- 10.6%	\$197,266	\$230,489	+ 16.8%
Percent of List Price Received*	99.4%	100.4%	+ 1.0%	100.7%	100.4%	- 0.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

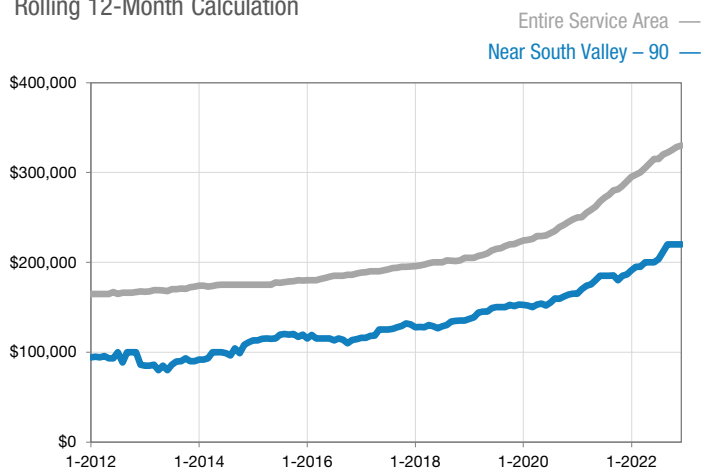
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	0	0.0%	12	23	+ 91.7%
Pending Sales	0	1	--	8	13	+ 62.5%
Closed Sales	1	1	0.0%	8	12	+ 50.0%
Days on Market Until Sale	25	21	- 16.0%	16	15	- 6.3%
Median Sales Price*	\$99,900	\$112,000	+ 12.1%	\$156,500	\$140,000	- 10.5%
Average Sales Price*	\$99,900	\$112,000	+ 12.1%	\$146,863	\$140,575	- 4.3%
Percent of List Price Received*	100.0%	100.0%	0.0%	101.0%	99.1%	- 1.9%
Inventory of Homes for Sale	0	1	--	--	--	--
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.

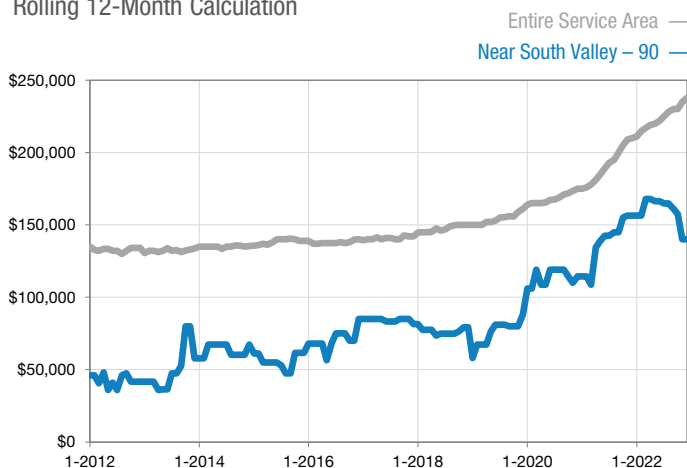
Median Sales Price - Single-Family Detached

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.