

# Local Market Update for December 2022

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	13	9	- 30.8%	317	219	- 30.9%
Pending Sales	13	7	- 46.2%	295	179	- 39.3%
Closed Sales	21	9	- 57.1%	311	185	- 40.5%
Days on Market Until Sale	24	41	+ 70.8%	23	17	- 26.1%
Median Sales Price*	\$429,000	<b>\$370,000</b>	- 13.8%	\$345,000	<b>\$375,000</b>	+ 8.7%
Average Sales Price*	\$414,542	<b>\$462,767</b>	+ 11.6%	\$375,413	<b>\$421,652</b>	+ 12.3%
Percent of List Price Received*	100.1%	<b>98.2%</b>	- 1.9%	100.0%	<b>101.4%</b>	+ 1.4%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.4	<b>0.7</b>	+ 75.0%	--	--	--

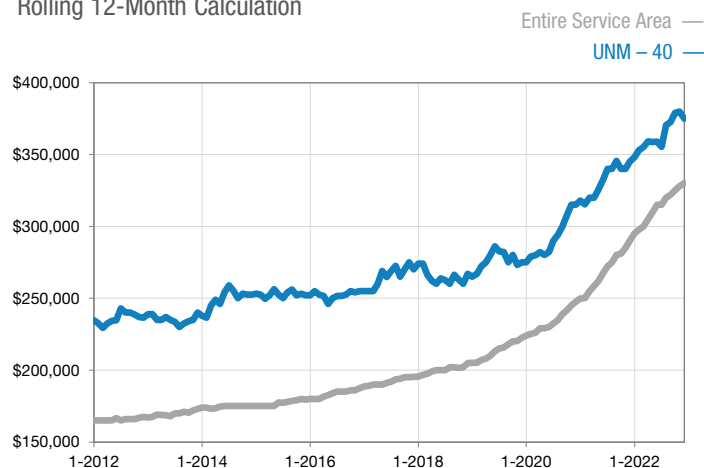
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	0	- 100.0%	27	14	- 48.1%
Pending Sales	0	0	0.0%	21	10	- 52.4%
Closed Sales	2	1	- 50.0%	20	11	- 45.0%
Days on Market Until Sale	7	40	+ 471.4%	29	22	- 24.1%
Median Sales Price*	\$276,000	<b>\$243,576</b>	- 11.7%	\$277,500	<b>\$211,500</b>	- 23.8%
Average Sales Price*	\$276,000	<b>\$243,576</b>	- 11.7%	\$283,775	<b>\$273,411</b>	- 3.7%
Percent of List Price Received*	103.2%	<b>97.5%</b>	- 5.5%	98.9%	<b>97.1%</b>	- 1.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

\* 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.

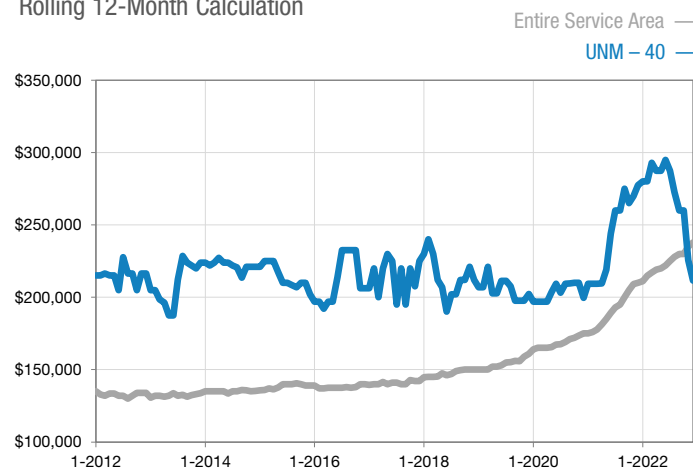
### Median Sales Price - Single-Family Detached

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.