

# Local Market Update for December 2022

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	12	11	- 8.3%	244	197	- 19.3%
Pending Sales	17	7	- 58.8%	232	156	- 32.8%
Closed Sales	9	8	- 11.1%	231	165	- 28.6%
Days on Market Until Sale	4	33	+ 725.0%	13	12	- 7.7%
Median Sales Price*	\$317,000	<b>\$367,500</b>	+ 15.9%	\$320,000	<b>\$340,000</b>	+ 6.3%
Average Sales Price*	\$348,167	<b>\$357,750</b>	+ 2.8%	\$337,777	<b>\$359,231</b>	+ 6.4%
Percent of List Price Received*	102.5%	<b>98.1%</b>	- 4.3%	100.7%	<b>101.2%</b>	+ 0.5%
Inventory of Homes for Sale	6	18	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--

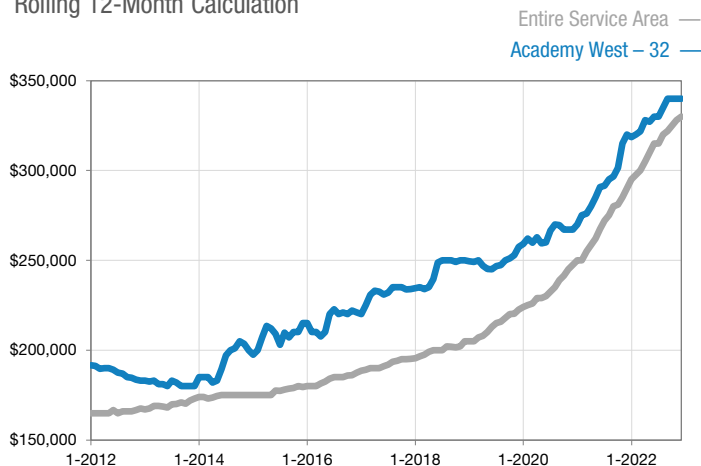
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	5	9	+ 80.0%	166	131	- 21.1%
Pending Sales	7	6	- 14.3%	148	122	- 17.6%
Closed Sales	7	7	0.0%	150	129	- 14.0%
Days on Market Until Sale	17	38	+ 123.5%	9	13	+ 44.4%
Median Sales Price*	\$159,000	<b>\$232,500</b>	+ 46.2%	\$200,000	<b>\$225,000</b>	+ 12.5%
Average Sales Price*	\$176,129	<b>\$241,214</b>	+ 37.0%	\$193,991	<b>\$222,063</b>	+ 14.5%
Percent of List Price Received*	99.0%	<b>99.7%</b>	+ 0.7%	100.3%	<b>101.0%</b>	+ 0.7%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

\* 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.

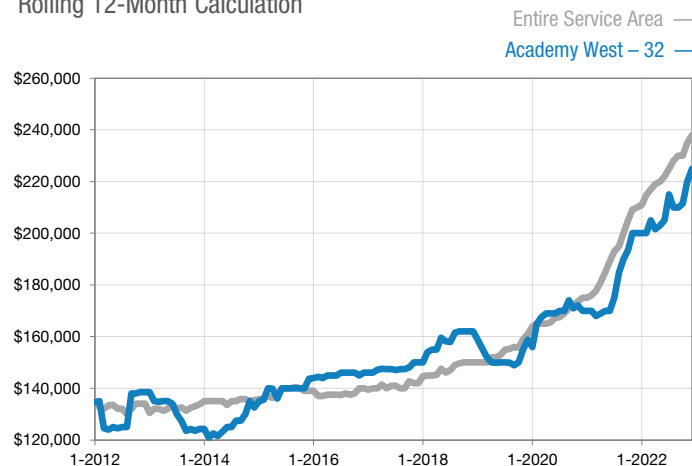
### Median Sales Price - Single-Family Detached

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.