

Local Market Update for December 2022

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



Jarales, Bosque – 742

North of Socorro County Line, South of Castillo Rd, East of I-25, West of Hwy 304

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings | 3 | 2 | - 33.3% | 10 | 21 | + 110.0% |
| Pending Sales | 0 | 1 | -- | 6 | 13 | + 116.7% |
| Closed Sales | 1 | 1 | 0.0% | 7 | 13 | + 85.7% |
| Days on Market Until Sale | 1 | 6 | + 500.0% | 41 | 39 | - 4.9% |
| Median Sales Price* | \$349,900 | \$195,000 | - 44.3% | \$220,000 | \$350,000 | + 59.1% |
| Average Sales Price* | \$349,900 | \$195,000 | - 44.3% | \$217,557 | \$318,562 | + 46.4% |
| Percent of List Price Received* | 100.0% | 100.0% | 0.0% | 98.6% | 95.8% | - 2.8% |
| Inventory of Homes for Sale | 6 | 6 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 5.0 | 4.6 | - 8.0% | -- | -- | -- |

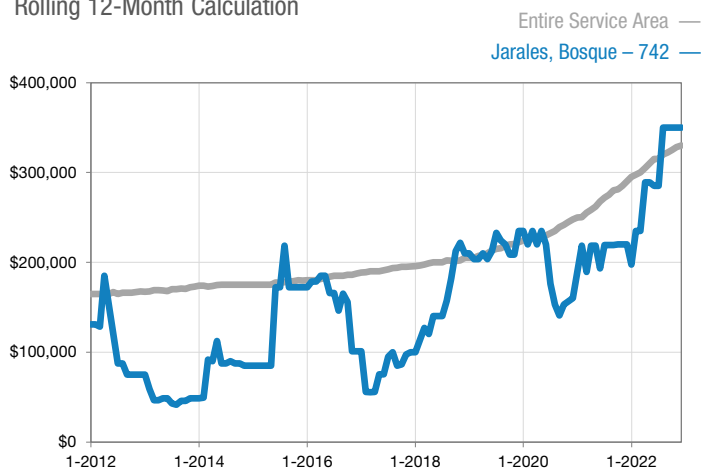
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| 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.

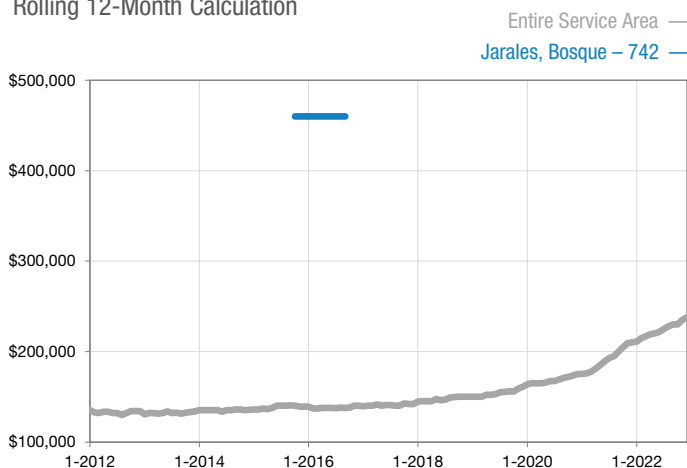
Median Sales Price - Single-Family Detached

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.