

Local Market Update for December 2022

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | December | | | Year to Date | | |
|---------------------------------|-----------|------|----------------|--------------|------------------|----------------|
| Key Metrics | 2021 | 2022 | Percent Change | Thru 12-2021 | Thru 12-2022 | Percent Change |
| New Listings | 1 | 2 | + 100.0% | 73 | 62 | - 15.1% |
| Pending Sales | 3 | 2 | - 33.3% | 61 | 37 | - 39.3% |
| Closed Sales | 10 | 0 | - 100.0% | 65 | 40 | - 38.5% |
| Days on Market Until Sale | 12 | -- | -- | 27 | 31 | + 14.8% |
| Median Sales Price* | \$384,950 | -- | -- | \$365,000 | \$443,350 | + 21.5% |
| Average Sales Price* | \$394,621 | -- | -- | \$384,276 | \$425,068 | + 10.6% |
| Percent of List Price Received* | 101.3% | -- | -- | 99.7% | 99.1% | - 0.6% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 4.2 | + 200.0% | -- | -- | -- |

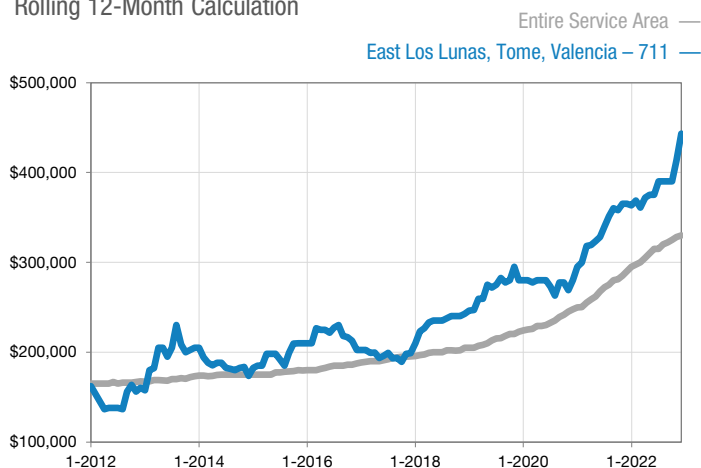
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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.

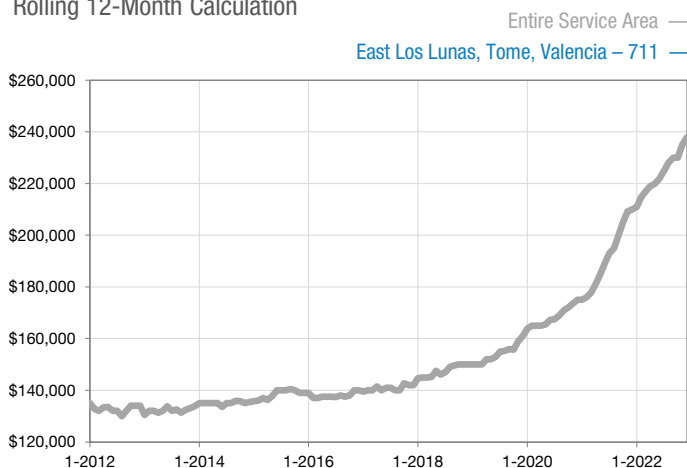
Median Sales Price - Single-Family Detached

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.