

Local Market Update for December 2022

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	25	19	- 24.0%	486	399	- 17.9%
Pending Sales	34	23	- 32.4%	451	338	- 25.1%
Closed Sales	36	25	- 30.6%	444	351	- 20.9%
Days on Market Until Sale	11	23	+ 109.1%	13	14	+ 7.7%
Median Sales Price*	\$260,000	\$300,000	+ 15.4%	\$250,000	\$279,900	+ 12.0%
Average Sales Price*	\$268,523	\$303,276	+ 12.9%	\$259,724	\$290,754	+ 11.9%
Percent of List Price Received*	100.5%	99.1%	- 1.4%	100.7%	100.8%	+ 0.1%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

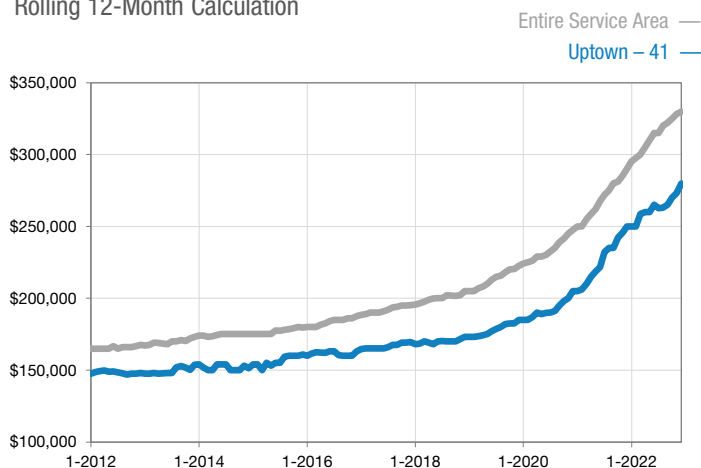
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	3	2	- 33.3%	68	66	- 2.9%
Pending Sales	3	1	- 66.7%	57	69	+ 21.1%
Closed Sales	8	2	- 75.0%	60	70	+ 16.7%
Days on Market Until Sale	15	40	+ 166.7%	14	18	+ 28.6%
Median Sales Price*	\$119,450	\$202,250	+ 69.3%	\$105,500	\$149,250	+ 41.5%
Average Sales Price*	\$156,800	\$202,250	+ 29.0%	\$134,316	\$180,712	+ 34.5%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	98.9%	101.3%	+ 2.4%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--

* 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.

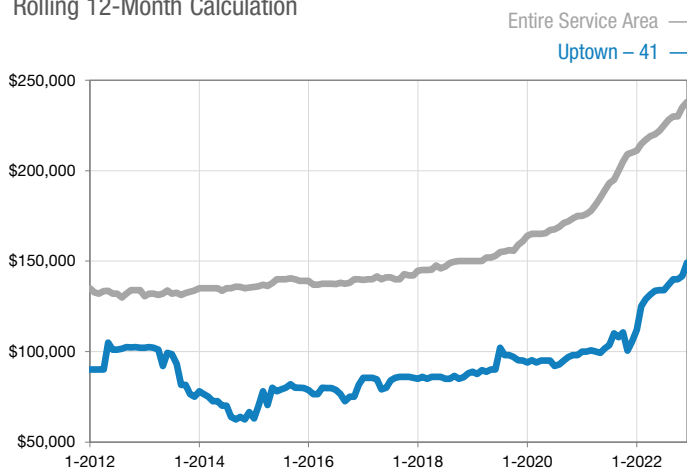
Median Sales Price - Single-Family Detached

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.