

Local Market Update for December 2022

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



87124

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	54	44	- 18.5%	1,151	1,051	- 8.7%
Pending Sales	64	63	- 1.6%	1,076	871	- 19.1%
Closed Sales	82	53	- 35.4%	1,096	884	- 19.3%
Days on Market Until Sale	16	21	+ 31.3%	11	14	+ 27.3%
Median Sales Price*	\$301,000	\$315,000	+ 4.7%	\$285,000	\$327,995	+ 15.1%
Average Sales Price*	\$314,856	\$331,670	+ 5.3%	\$312,182	\$360,965	+ 15.6%
Percent of List Price Received*	101.4%	98.7%	- 2.7%	101.4%	101.2%	- 0.2%
Inventory of Homes for Sale	44	81	+ 84.1%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

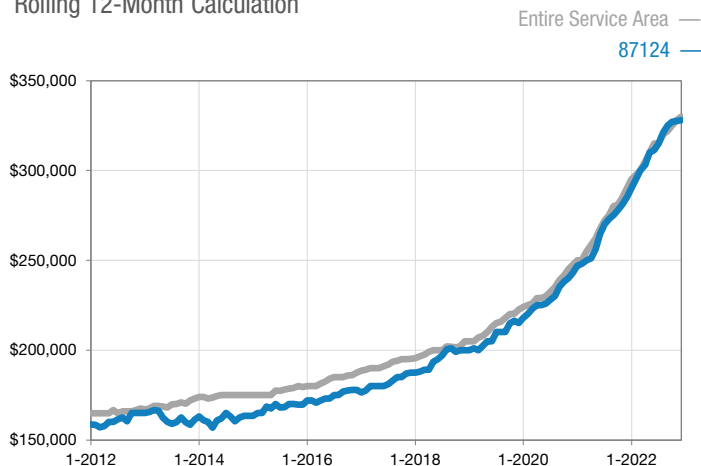
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	4	5	+ 25.0%	105	86	- 18.1%
Pending Sales	3	4	+ 33.3%	98	77	- 21.4%
Closed Sales	4	8	+ 100.0%	101	75	- 25.7%
Days on Market Until Sale	3	9	+ 200.0%	8	8	0.0%
Median Sales Price*	\$190,250	\$156,500	- 17.7%	\$150,000	\$236,500	+ 57.7%
Average Sales Price*	\$195,375	\$211,625	+ 8.3%	\$177,161	\$227,095	+ 28.2%
Percent of List Price Received*	104.8%	101.9%	- 2.8%	101.6%	101.4%	- 0.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
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.

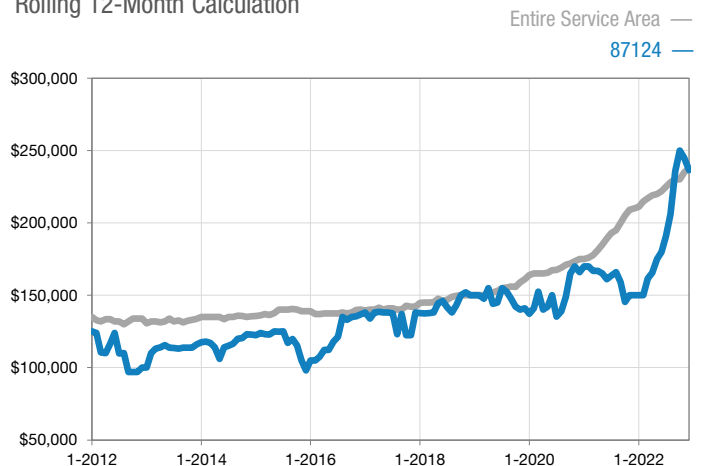
Median Sales Price - Single-Family Detached

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.