

Local Market Update for December 2022

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	12	2	- 83.3%	178	163	- 8.4%
Pending Sales	11	7	- 36.4%	159	151	- 5.0%
Closed Sales	11	10	- 9.1%	151	162	+ 7.3%
Days on Market Until Sale	13	45	+ 246.2%	16	14	- 12.5%
Median Sales Price*	\$250,000	\$261,000	+ 4.4%	\$224,000	\$257,500	+ 15.0%
Average Sales Price*	\$266,455	\$254,200	- 4.6%	\$228,235	\$260,114	+ 14.0%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	100.6%	101.7%	+ 1.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

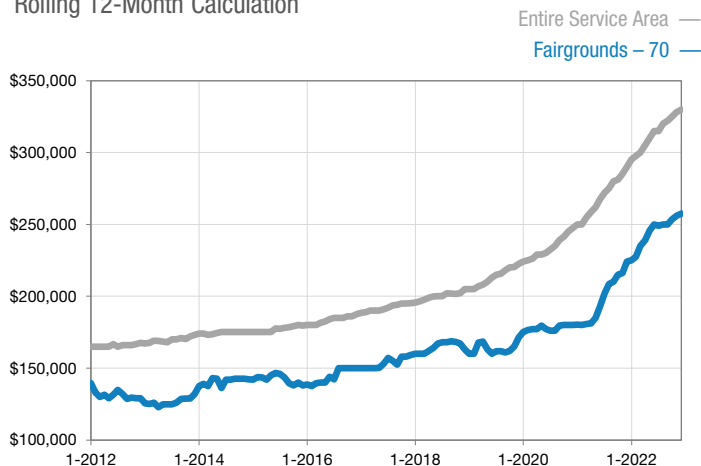
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	1	0	- 100.0%	15	6	- 60.0%
Pending Sales	1	0	- 100.0%	13	6	- 53.8%
Closed Sales	2	0	- 100.0%	13	6	- 53.8%
Days on Market Until Sale	4	--	--	10	34	+ 240.0%
Median Sales Price*	\$179,793	--	--	\$135,000	\$195,000	+ 44.4%
Average Sales Price*	\$179,793	--	--	\$162,307	\$181,333	+ 11.7%
Percent of List Price Received*	108.7%	--	--	101.4%	100.5%	- 0.9%
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.

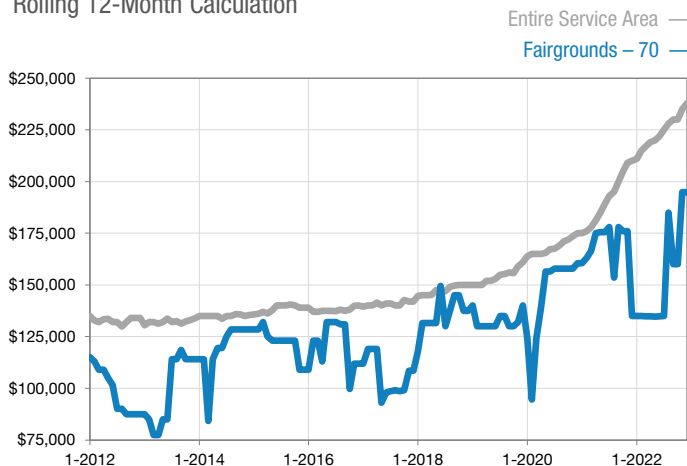
Median Sales Price - Single-Family Detached

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.