

Local Market Update for December 2022

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	10	9	- 10.0%	312	261	- 16.3%
Pending Sales	18	12	- 33.3%	272	215	- 21.0%
Closed Sales	23	17	- 26.1%	275	223	- 18.9%
Days on Market Until Sale	20	63	+ 215.0%	20	27	+ 35.0%
Median Sales Price*	\$345,000	\$352,075	+ 2.1%	\$285,000	\$320,000	+ 12.3%
Average Sales Price*	\$371,207	\$387,441	+ 4.4%	\$334,281	\$373,934	+ 11.9%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

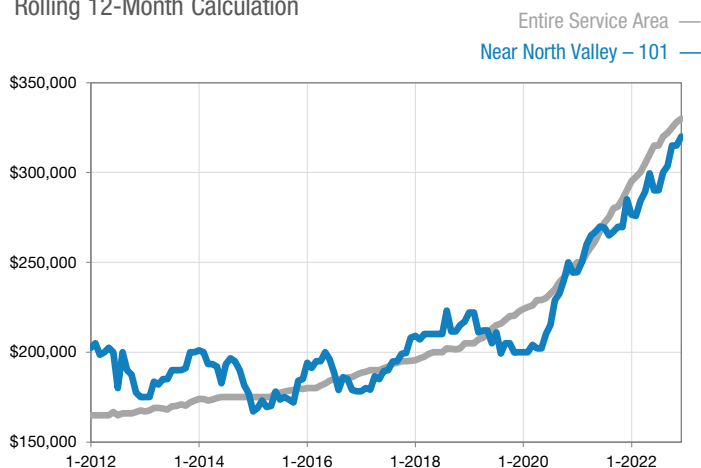
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	75	49	- 34.7%
Pending Sales	4	3	- 25.0%	66	50	- 24.2%
Closed Sales	3	1	- 66.7%	61	54	- 11.5%
Days on Market Until Sale	48	25	- 47.9%	14	11	- 21.4%
Median Sales Price*	\$195,850	\$249,900	+ 27.6%	\$221,000	\$246,000	+ 11.3%
Average Sales Price*	\$225,283	\$249,900	+ 10.9%	\$240,562	\$277,381	+ 15.3%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	101.1%	101.4%	+ 0.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--

* 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.

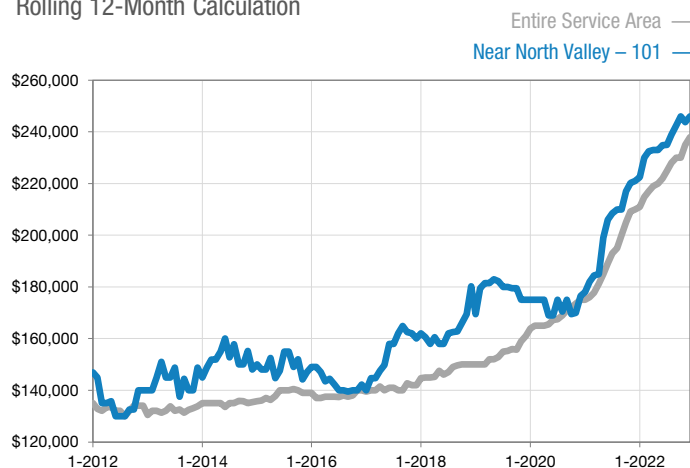
Median Sales Price - Single-Family Detached

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.