

Local Market Update for December 2022

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	9	6	- 33.3%	283	206	- 27.2%
Pending Sales	11	8	- 27.3%	242	184	- 24.0%
Closed Sales	18	19	+ 5.6%	254	191	- 24.8%
Days on Market Until Sale	13	27	+ 107.7%	15	19	+ 26.7%
Median Sales Price*	\$428,000	\$425,000	- 0.7%	\$370,000	\$425,000	+ 14.9%
Average Sales Price*	\$455,083	\$439,709	- 3.4%	\$396,401	\$459,227	+ 15.8%
Percent of List Price Received*	101.6%	99.1%	- 2.5%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

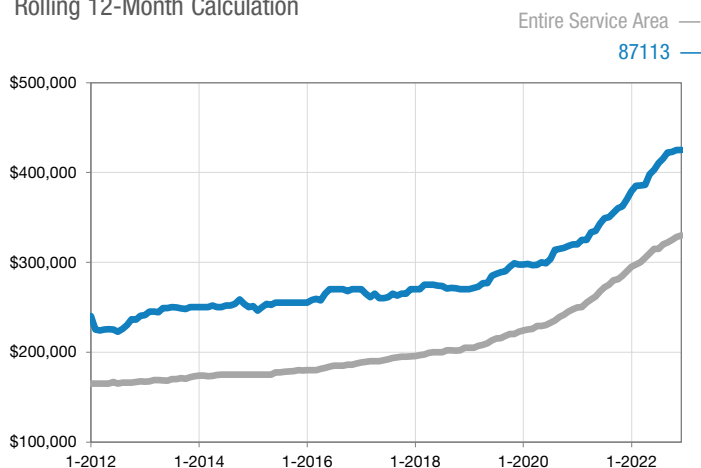
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	2	1	- 50.0%	30	25	- 16.7%
Pending Sales	2	1	- 50.0%	30	25	- 16.7%
Closed Sales	2	2	0.0%	31	26	- 16.1%
Days on Market Until Sale	1	3	+ 200.0%	4	3	- 25.0%
Median Sales Price*	\$177,500	\$235,850	+ 32.9%	\$187,000	\$235,500	+ 25.9%
Average Sales Price*	\$177,500	\$235,850	+ 32.9%	\$187,413	\$242,223	+ 29.2%
Percent of List Price Received*	105.0%	100.4%	- 4.4%	103.0%	103.1%	+ 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	--	--	--	--	--

* 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.

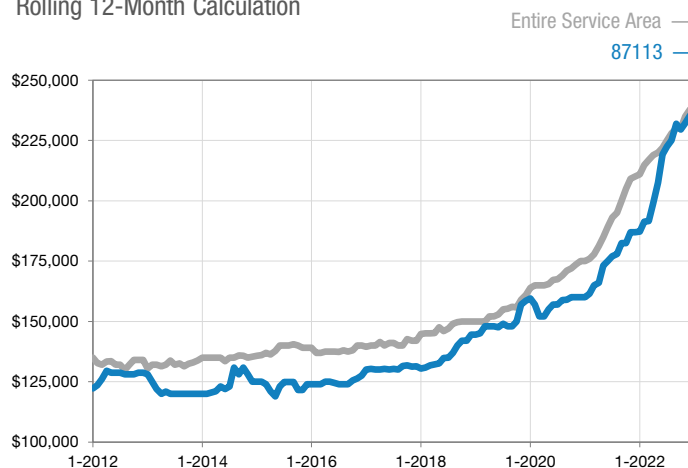
Median Sales Price - Single-Family Detached

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.