

Local Market Update for December 2022

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



87048

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	9	8	- 11.1%	190	158	- 16.8%
Pending Sales	11	6	- 45.5%	155	111	- 28.4%
Closed Sales	19	6	- 68.4%	158	118	- 25.3%
Days on Market Until Sale	17	30	+ 76.5%	26	26	0.0%
Median Sales Price*	\$705,000	\$662,500	- 6.0%	\$650,000	\$725,000	+ 11.5%
Average Sales Price*	\$750,474	\$767,500	+ 2.3%	\$705,878	\$783,932	+ 11.1%
Percent of List Price Received*	99.1%	94.8%	- 4.3%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

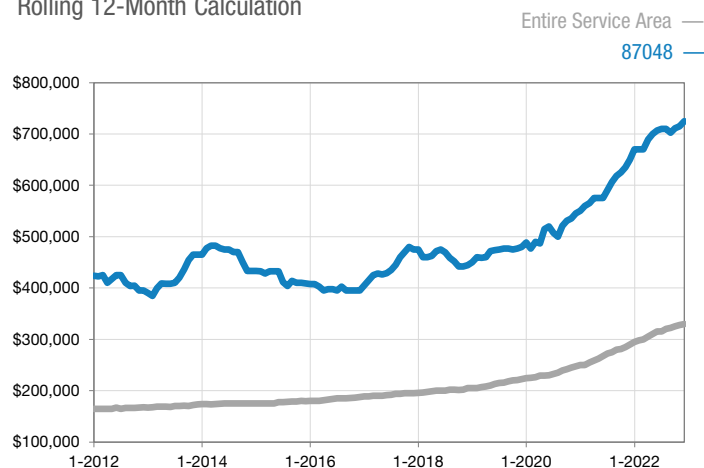
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	0	1	--	4	4	0.0%
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	0	0	0.0%	6	2	- 66.7%
Days on Market Until Sale	--	--	--	2	3	+ 50.0%
Median Sales Price*	--	--	--	\$253,750	\$400,000	+ 57.6%
Average Sales Price*	--	--	--	\$260,250	\$400,000	+ 53.7%
Percent of List Price Received*	--	--	--	97.8%	105.1%	+ 7.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

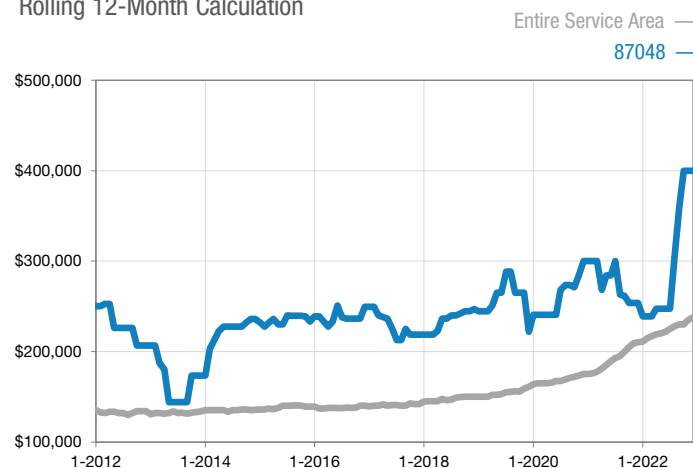
Median Sales Price - Single-Family Detached

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.