

Local Market Update for December 2022

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



87120

Single-Family Detached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	61	41	- 32.8%	1,337	1,098	- 17.9%
Pending Sales	68	52	- 23.5%	1,228	946	- 23.0%
Closed Sales	97	65	- 33.0%	1,230	986	- 19.8%
Days on Market Until Sale	14	26	+ 85.7%	12	16	+ 33.3%
Median Sales Price*	\$330,000	\$315,000	- 4.5%	\$290,000	\$345,000	+ 19.0%
Average Sales Price*	\$375,008	\$376,487	+ 0.4%	\$327,114	\$393,285	+ 20.2%
Percent of List Price Received*	100.5%	99.3%	- 1.2%	101.3%	101.2%	- 0.1%
Inventory of Homes for Sale	54	70	+ 29.6%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

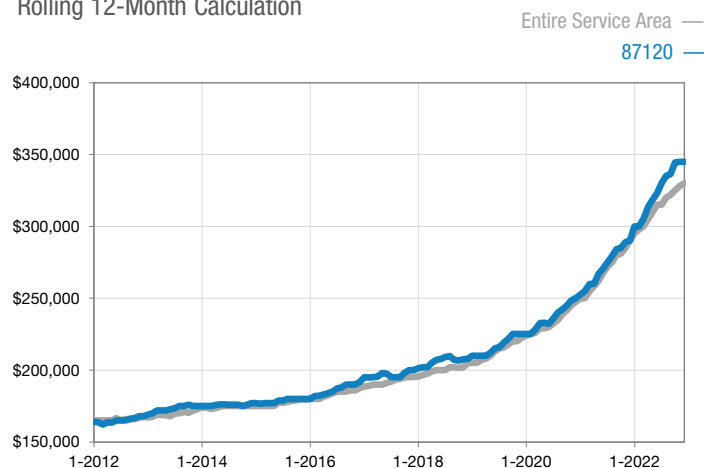
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 12-2021	Thru 12-2022	Percent Change
New Listings	8	5	- 37.5%	188	151	- 19.7%
Pending Sales	14	9	- 35.7%	182	137	- 24.7%
Closed Sales	13	6	- 53.8%	178	144	- 19.1%
Days on Market Until Sale	5	9	+ 80.0%	10	7	- 30.0%
Median Sales Price*	\$205,000	\$243,750	+ 18.9%	\$200,000	\$230,000	+ 15.0%
Average Sales Price*	\$234,577	\$253,500	+ 8.1%	\$217,263	\$248,965	+ 14.6%
Percent of List Price Received*	102.1%	102.2%	+ 0.1%	101.9%	102.7%	+ 0.8%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.1	0.8	+ 700.0%	--	--	--

* 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.

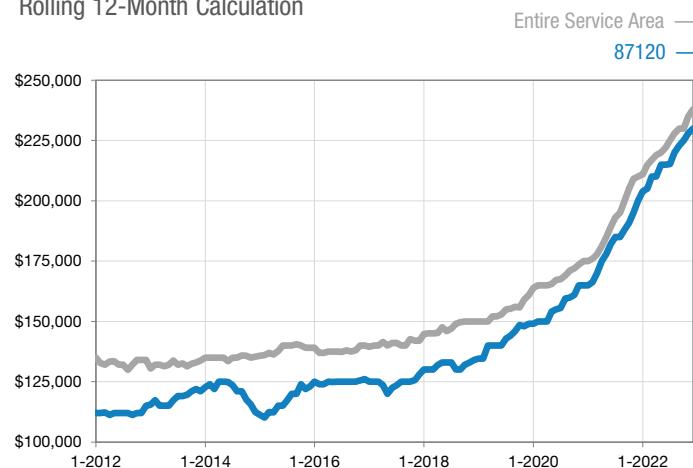
Median Sales Price - Single-Family Detached

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.