

Local Market Update for March 2022

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



North Socorro – 620

La Joya Wildlife Area from Valencia County Line, South to Rio Salado Including Veguita, La Joya, Bernardo and Sabinal

Single-Family Detached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	0	6	--	3	13	+ 333.3%
Pending Sales	4	4	0.0%	7	6	- 14.3%
Closed Sales	2	3	+ 50.0%	3	5	+ 66.7%
Days on Market Until Sale	227	9	- 96.0%	152	25	- 83.6%
Median Sales Price*	\$258,250	\$365,000	+ 41.3%	\$142,000	\$365,000	+ 157.0%
Average Sales Price*	\$258,250	\$331,667	+ 28.4%	\$219,500	\$319,800	+ 45.7%
Percent of List Price Received*	92.3%	100.7%	+ 9.1%	93.7%	100.2%	+ 6.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.9	5.2	+ 79.3%	--	--	--

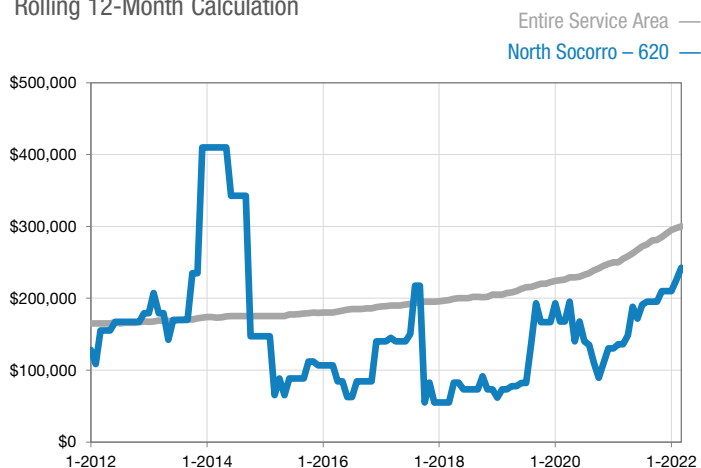
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 3-2021	Thru 3-2022	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	9	--	--	9	--
Median Sales Price*	--	\$132,000	--	--	\$132,000	--
Average Sales Price*	--	\$132,000	--	--	\$132,000	--
Percent of List Price Received*	--	91.0%	--	--	91.0%	--
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.

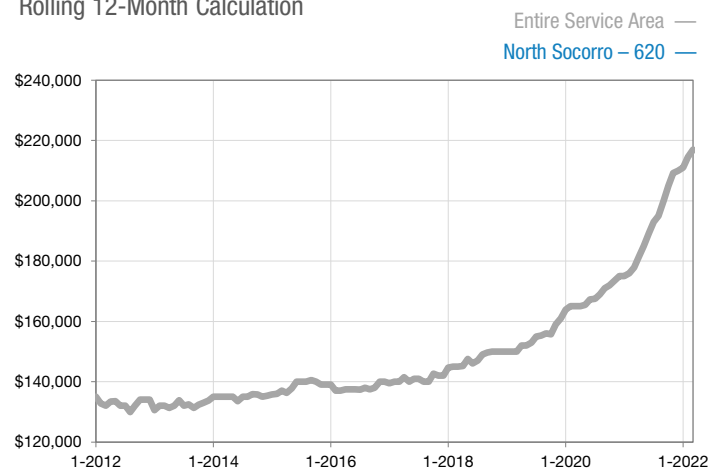
Median Sales Price - Single-Family Detached

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.