

Local Market Update for July 2022

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	4	3	- 25.0%	83	36	- 56.6%
Pending Sales	7	0	- 100.0%	67	48	- 28.4%
Closed Sales	7	5	- 28.6%	39	61	+ 56.4%
Days on Market Until Sale	3	35	+ 1066.7%	21	34	+ 61.9%
Median Sales Price*	\$222,710	\$261,900	+ 17.6%	\$222,710	\$282,900	+ 27.0%
Average Sales Price*	\$254,944	\$287,300	+ 12.7%	\$261,081	\$316,198	+ 21.1%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.1%	99.7%	+ 0.6%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

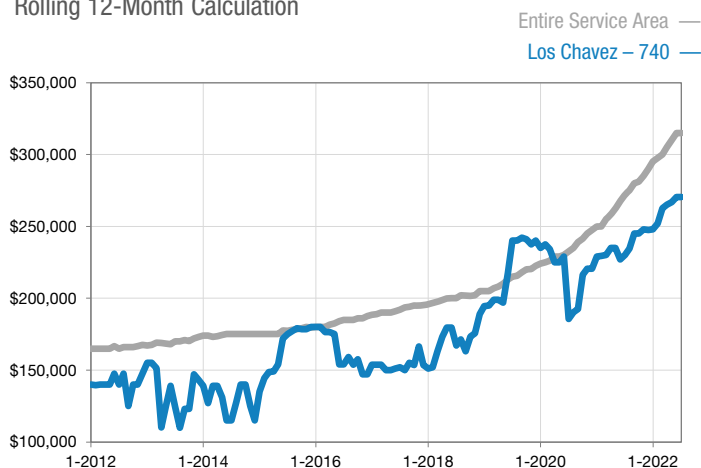
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

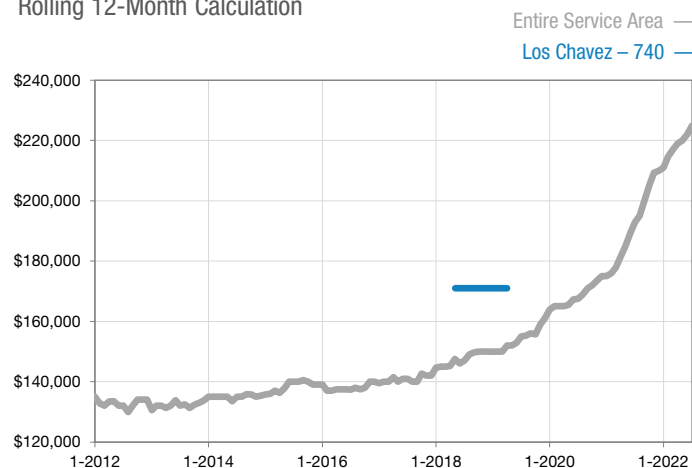
Median Sales Price - Single-Family Detached

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.