

# Local Market Update for July 2022

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



## South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	10	2	- 80.0%	56	41	- 26.8%
Pending Sales	12	3	- 75.0%	52	33	- 36.5%
Closed Sales	8	5	- 37.5%	37	32	- 13.5%
Days on Market Until Sale	18	42	+ 133.3%	67	42	- 37.3%
Median Sales Price*	\$136,000	<b>\$141,200</b>	+ 3.8%	\$138,000	<b>\$196,000</b>	+ 42.0%
Average Sales Price*	\$189,125	<b>\$159,540</b>	- 15.6%	\$174,592	<b>\$215,300</b>	+ 23.3%
Percent of List Price Received*	96.1%	<b>94.5%</b>	- 1.7%	95.8%	<b>97.0%</b>	+ 1.3%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

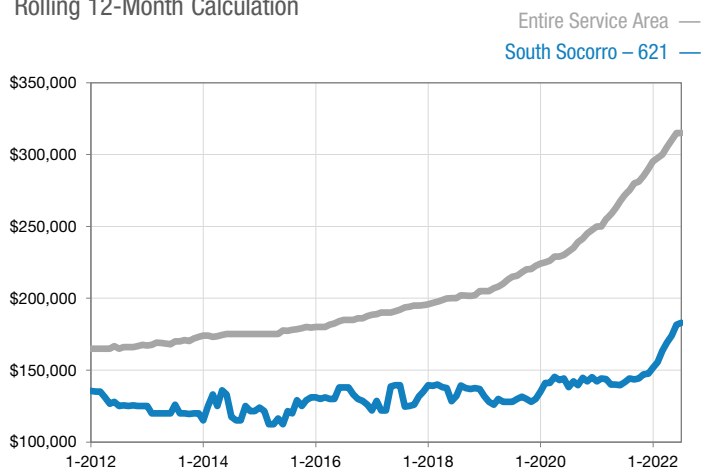
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	4	+ 33.3%
Pending Sales	0	0	0.0%	5	5	0.0%
Closed Sales	0	1	--	6	5	- 16.7%
Days on Market Until Sale	--	7	--	41	9	- 78.0%
Median Sales Price*	--	<b>\$154,000</b>	--	\$123,000	<b>\$149,000</b>	+ 21.1%
Average Sales Price*	--	<b>\$154,000</b>	--	\$123,733	<b>\$148,600</b>	+ 20.1%
Percent of List Price Received*	--	<b>99.4%</b>	--	99.3%	<b>99.1%</b>	- 0.2%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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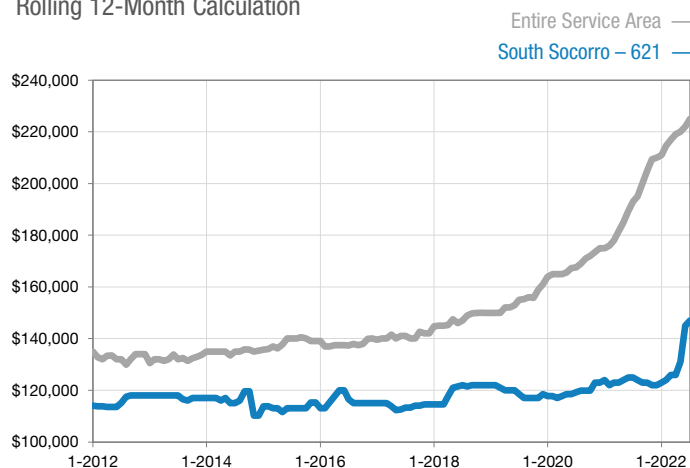
### Median Sales Price - Single-Family Detached

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.