

Local Market Update for July 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	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	3	6	+ 100.0%	11	23	+ 109.1%
Pending Sales	3	2	- 33.3%	13	11	- 15.4%
Closed Sales	3	0	- 100.0%	13	10	- 23.1%
Days on Market Until Sale	43	--	--	135	28	- 79.3%
Median Sales Price*	\$194,000	--	--	\$194,000	\$292,500	+ 50.8%
Average Sales Price*	\$224,333	--	--	\$215,885	\$326,325	+ 51.2%
Percent of List Price Received*	99.7%	--	--	96.0%	96.3%	+ 0.3%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.6	6.3	+ 142.3%	--	--	--

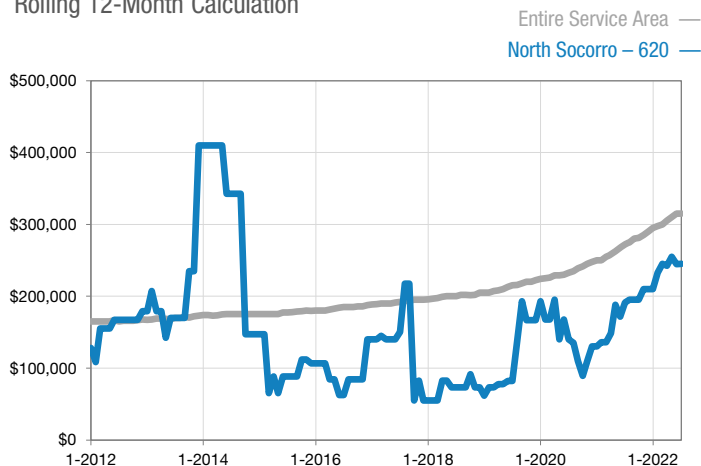
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	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	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	9	--
Median Sales Price*	--	--	--	--	\$132,000	--
Average Sales Price*	--	--	--	--	\$132,000	--
Percent of List Price Received*	--	--	--	--	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.

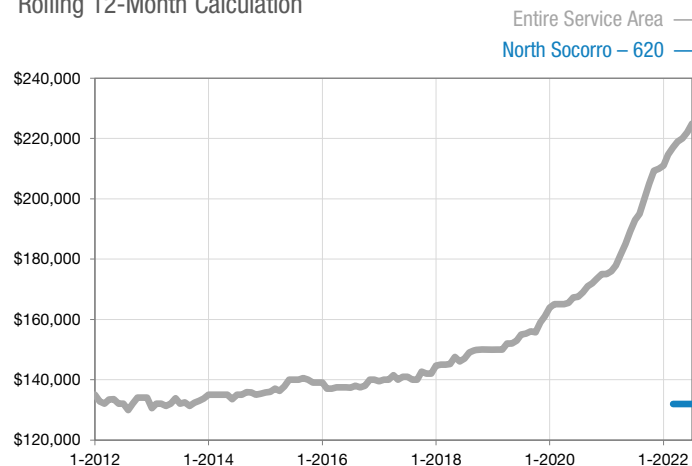
Median Sales Price - Single-Family Detached

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.