

# Local Market Update for July 2022

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	13	18	+ 38.5%	76	93	+ 22.4%
Pending Sales	9	10	+ 11.1%	60	56	- 6.7%
Closed Sales	14	5	- 64.3%	58	52	- 10.3%
Days on Market Until Sale	5	5	0.0%	18	21	+ 16.7%
Median Sales Price*	\$332,500	\$280,000	- 15.8%	\$277,500	\$285,000	+ 2.7%
Average Sales Price*	\$327,646	\$262,940	- 19.7%	\$330,693	\$360,975	+ 9.2%
Percent of List Price Received*	104.2%	101.9%	- 2.2%	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	1.8	3.3	+ 83.3%	--	--	--

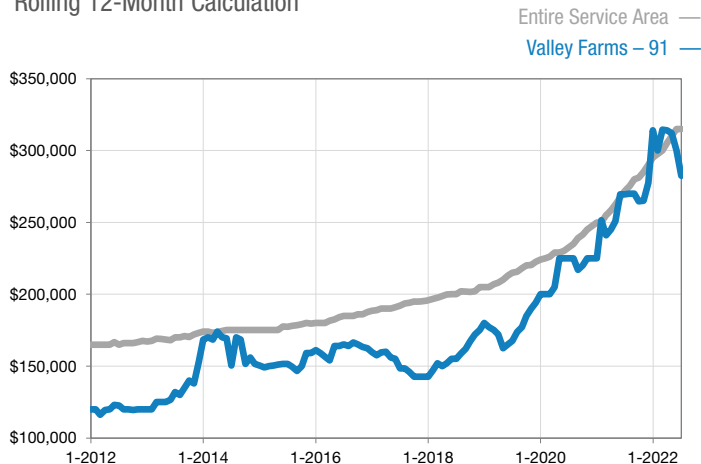
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	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.

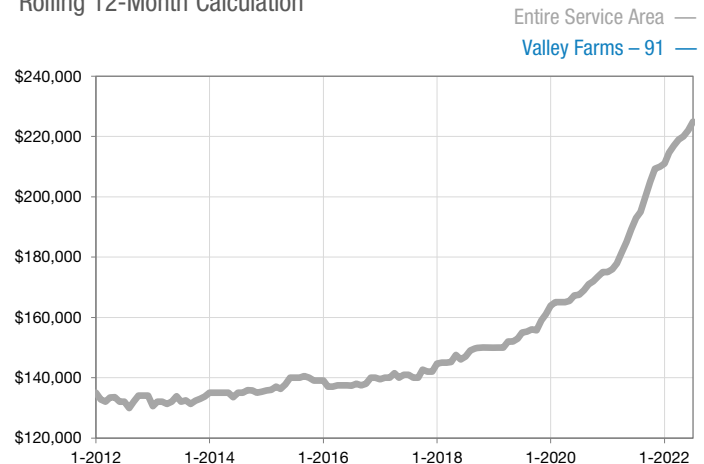
### Median Sales Price - Single-Family Detached

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.