

Local Market Update for July 2022

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	6	2	- 66.7%	44	42	- 4.5%
Pending Sales	3	4	+ 33.3%	33	30	- 9.1%
Closed Sales	6	5	- 16.7%	34	31	- 8.8%
Days on Market Until Sale	39	17	- 56.4%	33	32	- 3.0%
Median Sales Price*	\$412,500	\$449,000	+ 8.8%	\$362,500	\$449,000	+ 23.9%
Average Sales Price*	\$371,733	\$489,400	+ 31.7%	\$380,116	\$435,285	+ 14.5%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	99.5%	99.4%	- 0.1%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

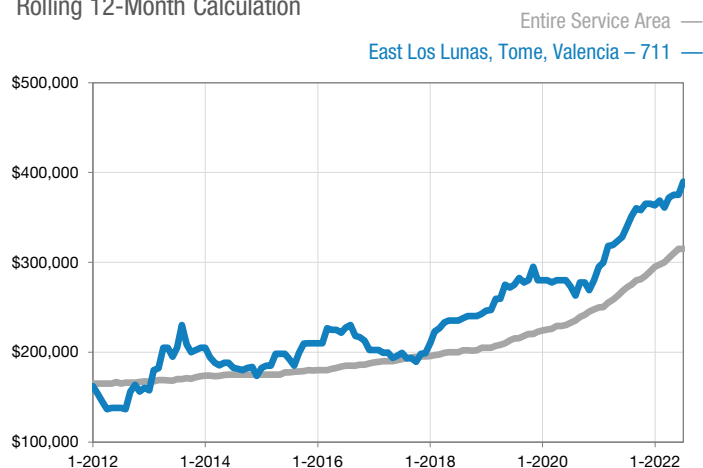
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	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.

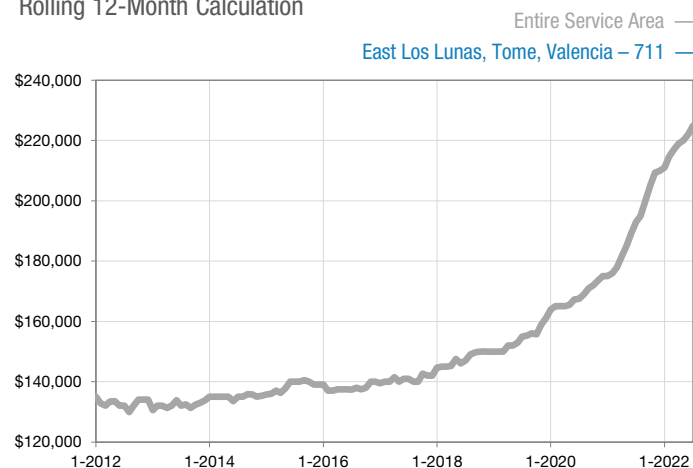
Median Sales Price - Single-Family Detached

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.