

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	6	6	0.0%	50	50	0.0%
Pending Sales	4	3	- 25.0%	37	32	- 13.5%
Closed Sales	6	2	- 66.7%	40	33	- 17.5%
Days on Market Until Sale	42	54	+ 28.6%	35	33	- 5.7%
Median Sales Price*	\$422,750	<b>\$398,000</b>	- 5.9%	\$362,500	<b>\$449,000</b>	+ 23.9%
Average Sales Price*	\$434,436	<b>\$398,000</b>	- 8.4%	\$388,264	<b>\$433,025</b>	+ 11.5%
Percent of List Price Received*	100.0%	<b>96.2%</b>	- 3.8%	99.6%	<b>99.2%</b>	- 0.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

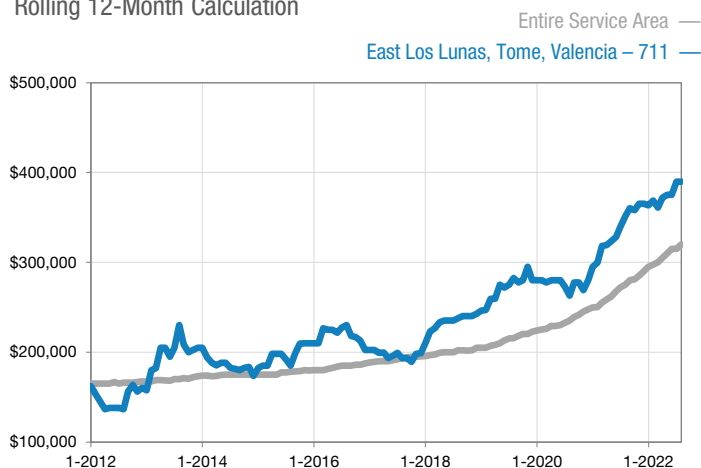
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	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.

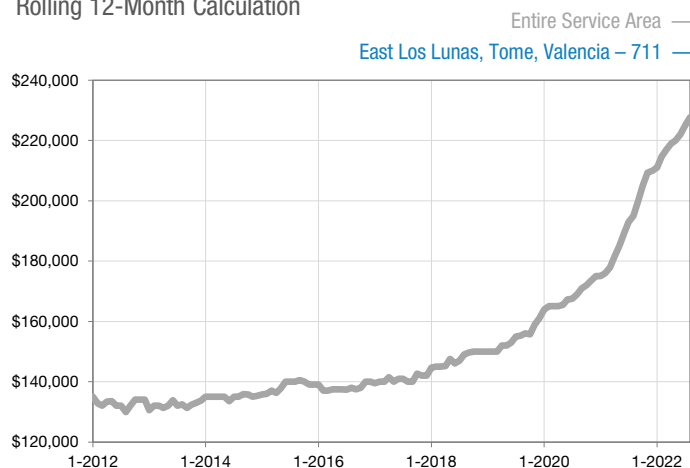
### Median Sales Price - Single-Family Detached

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.