

# Local Market Update for August 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          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2021      | 2022      | Percent Change | Thru 8-2021  | Thru 8-2022 | Percent Change |
| New Listings                    | 4         | 1         | - 75.0%        | 15           | 24          | + 60.0%        |
| Pending Sales                   | 1         | 1         | 0.0%           | 14           | 12          | - 14.3%        |
| Closed Sales                    | 2         | 1         | - 50.0%        | 15           | 11          | - 26.7%        |
| Days on Market Until Sale       | 245       | 155       | - 36.7%        | 149          | 40          | - 73.2%        |
| Median Sales Price*             | \$230,000 | \$365,000 | + 58.7%        | \$195,000    | \$340,000   | + 74.4%        |
| Average Sales Price*            | \$230,000 | \$365,000 | + 58.7%        | \$217,767    | \$329,841   | + 51.5%        |
| Percent of List Price Received* | 89.7%     | 94.8%     | + 5.7%         | 95.2%        | 96.2%       | + 1.1%         |
| Inventory of Homes for Sale     | 8         | 10        | + 25.0%        | --           | --          | --             |
| Months Supply of Inventory      | 4.2       | 6.3       | + 50.0%        | --           | --          | --             |

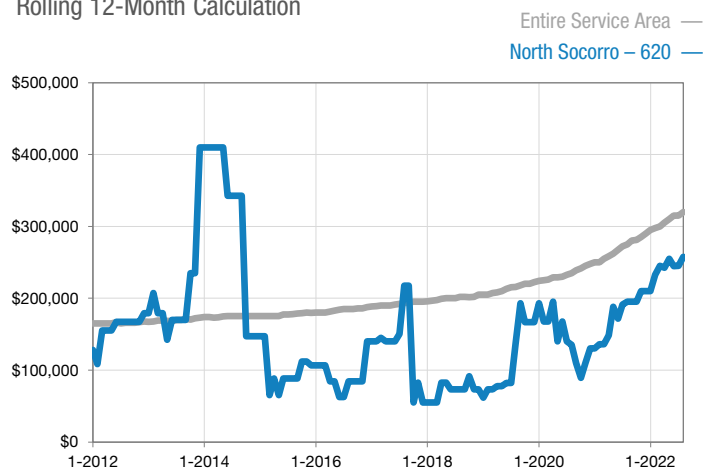
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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            | 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.

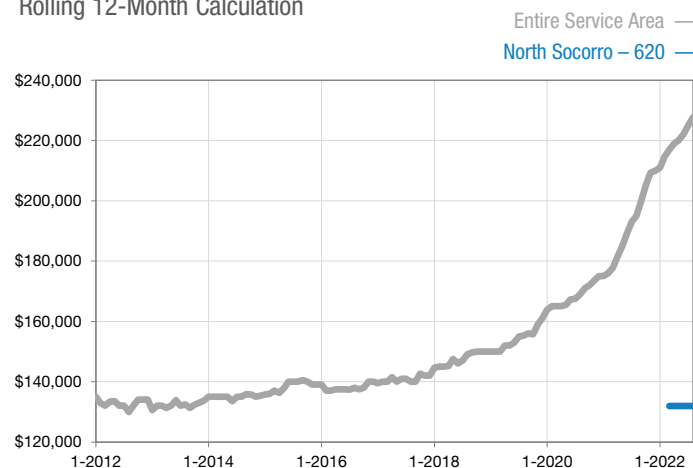
### Median Sales Price - Single-Family Detached

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.