

Local Market Update for August 2022

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	9	2	- 77.8%	92	38	- 58.7%
Pending Sales	10	3	- 70.0%	77	51	- 33.8%
Closed Sales	10	1	- 90.0%	49	62	+ 26.5%
Days on Market Until Sale	28	60	+ 114.3%	23	35	+ 52.2%
Median Sales Price*	\$257,500	\$140,000	- 45.6%	\$230,000	\$282,900	+ 23.0%
Average Sales Price*	\$314,474	\$140,000	- 55.5%	\$271,978	\$313,356	+ 15.2%
Percent of List Price Received*	100.6%	84.8%	- 15.7%	99.4%	99.4%	0.0%
Inventory of Homes for Sale	20	9	- 55.0%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

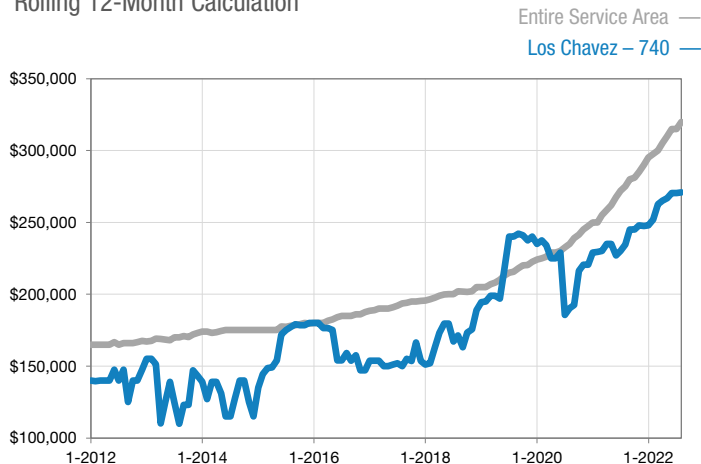
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	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.

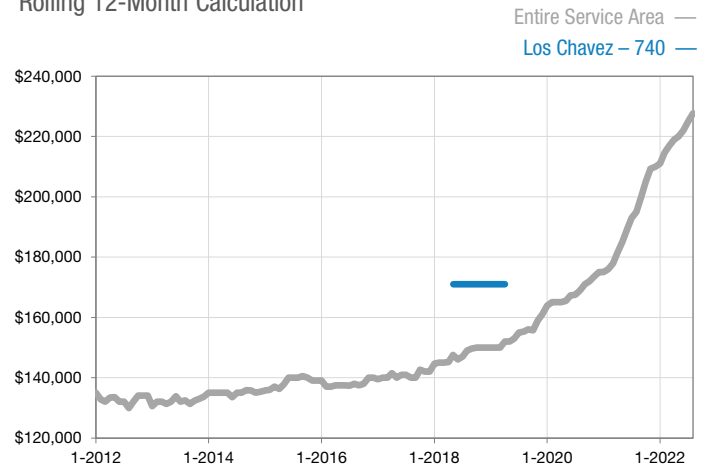
Median Sales Price - Single-Family Detached

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.