

Local Market Update for August 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	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	10	- 9.1%	87	103	+ 18.4%
Pending Sales	5	13	+ 160.0%	65	66	+ 1.5%
Closed Sales	7	10	+ 42.9%	65	62	- 4.6%
Days on Market Until Sale	41	22	- 46.3%	20	21	+ 5.0%
Median Sales Price*	\$460,000	\$270,000	- 41.3%	\$285,000	\$277,500	- 2.6%
Average Sales Price*	\$439,986	\$269,546	- 38.7%	\$342,463	\$346,228	+ 1.1%
Percent of List Price Received*	99.6%	99.6%	0.0%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

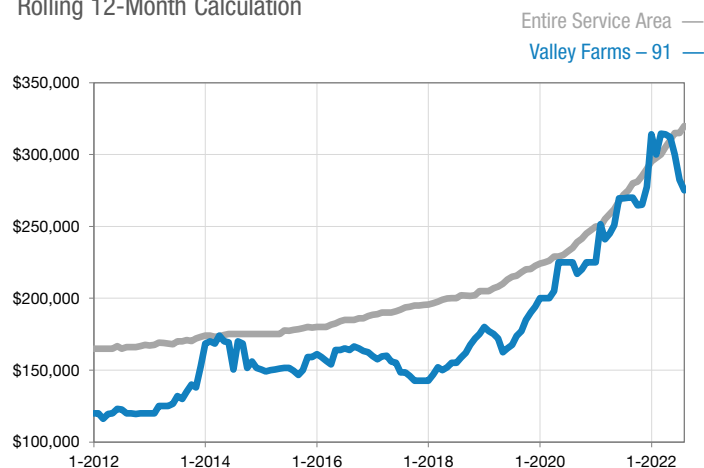
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

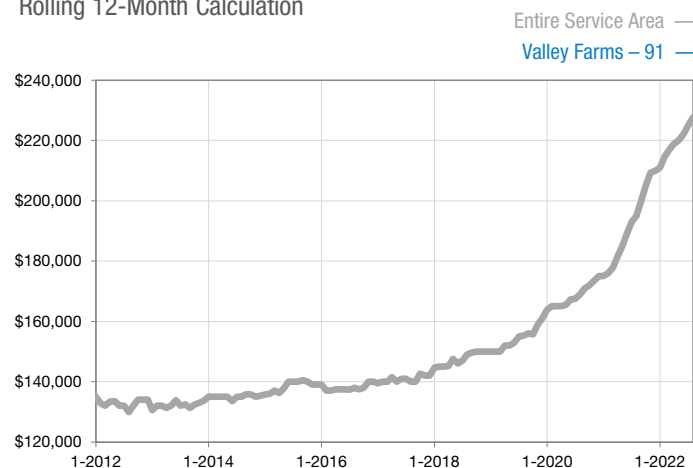
Median Sales Price - Single-Family Detached

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.