

Local Market Update for August 2022

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	11	6	- 45.5%	67	47	- 29.9%
Pending Sales	6	4	- 33.3%	58	37	- 36.2%
Closed Sales	15	5	- 66.7%	52	37	- 28.8%
Days on Market Until Sale	88	32	- 63.6%	73	41	- 43.8%
Median Sales Price*	\$151,500	\$265,000	+ 74.9%	\$139,500	\$200,000	+ 43.4%
Average Sales Price*	\$178,214	\$327,400	+ 83.7%	\$175,586	\$230,449	+ 31.2%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	96.4%	97.3%	+ 0.9%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

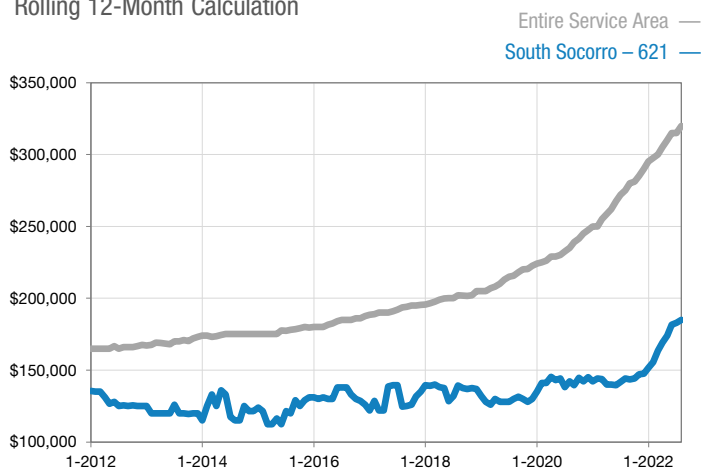
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	1	1	0.0%	4	5	+ 25.0%
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	0	0	0.0%	6	5	- 16.7%
Days on Market Until Sale	--	--	--	41	9	- 78.0%
Median Sales Price*	--	--	--	\$123,000	\$149,000	+ 21.1%
Average Sales Price*	--	--	--	\$123,733	\$148,600	+ 20.1%
Percent of List Price Received*	--	--	--	99.3%	99.1%	- 0.2%
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.

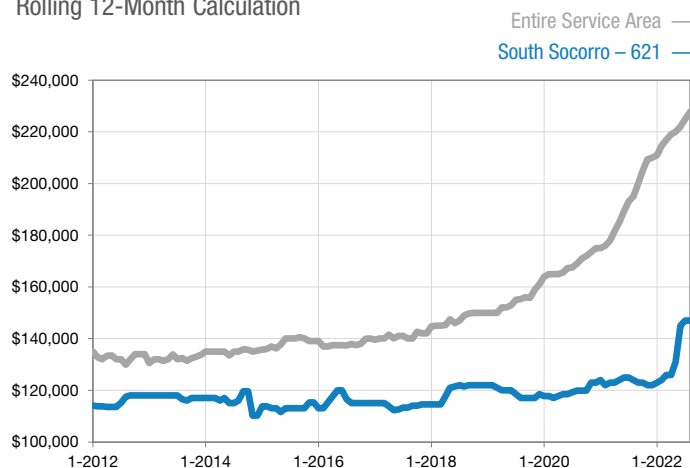
Median Sales Price - Single-Family Detached

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.