

Local Market Update for October 2022

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



San Ysidro / Jemez Springs – 190

San Ysidro, Jemez Springs, Ponderosa

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	5	6	+ 20.0%	35	38	+ 8.6%
Pending Sales	6	4	- 33.3%	27	28	+ 3.7%
Closed Sales	4	6	+ 50.0%	21	27	+ 28.6%
Days on Market Until Sale	36	46	+ 27.8%	22	28	+ 27.3%
Median Sales Price*	\$244,500	\$367,000	+ 50.1%	\$289,000	\$340,000	+ 17.6%
Average Sales Price*	\$250,625	\$415,667	+ 65.9%	\$277,214	\$394,311	+ 42.2%
Percent of List Price Received*	96.8%	97.2%	+ 0.4%	99.7%	96.2%	- 3.5%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

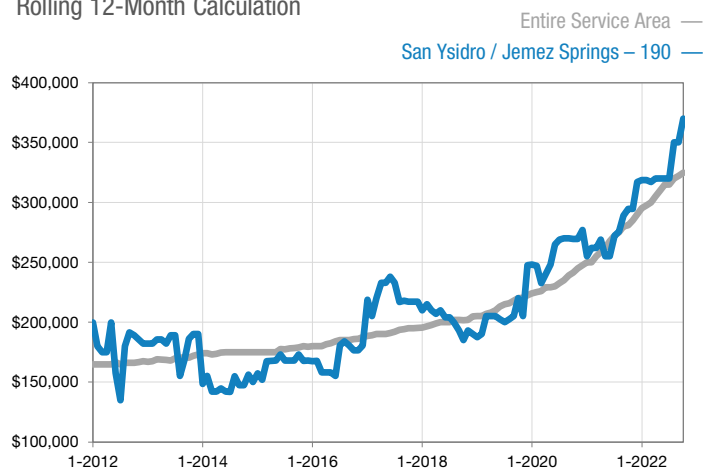
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	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.

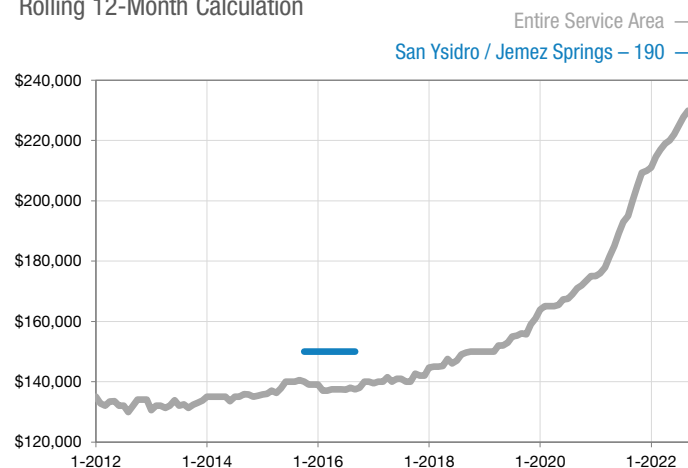
Median Sales Price - Single-Family Detached

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.