

Local Market Update for October 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	9	2	- 77.8%	83	51	- 38.6%
Pending Sales	4	1	- 75.0%	68	41	- 39.7%
Closed Sales	5	2	- 60.0%	63	40	- 36.5%
Days on Market Until Sale	14	45	+ 221.4%	67	40	- 40.3%
Median Sales Price*	\$175,000	\$189,500	+ 8.3%	\$141,705	\$210,000	+ 48.2%
Average Sales Price*	\$203,800	\$189,500	- 7.0%	\$174,934	\$228,440	+ 30.6%
Percent of List Price Received*	97.1%	100.0%	+ 3.0%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--

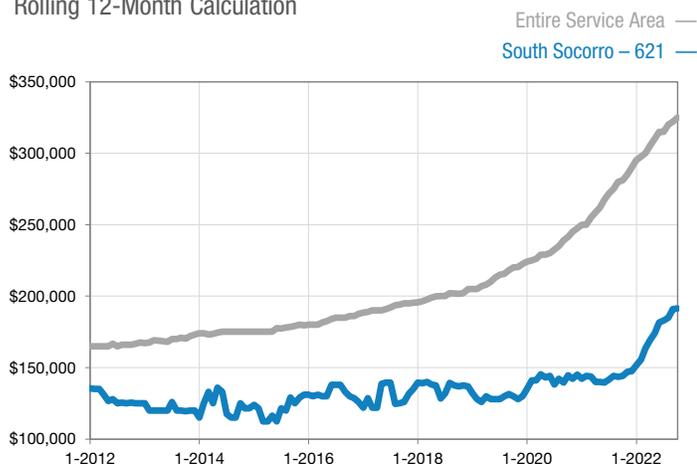
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	0	1	--	7	6	- 14.3%
Days on Market Until Sale	--	8	--	36	9	- 75.0%
Median Sales Price*	--	\$140,000	--	\$122,000	\$147,000	+ 20.5%
Average Sales Price*	--	\$140,000	--	\$121,771	\$147,167	+ 20.9%
Percent of List Price Received*	--	96.6%	--	98.8%	98.7%	- 0.1%
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.

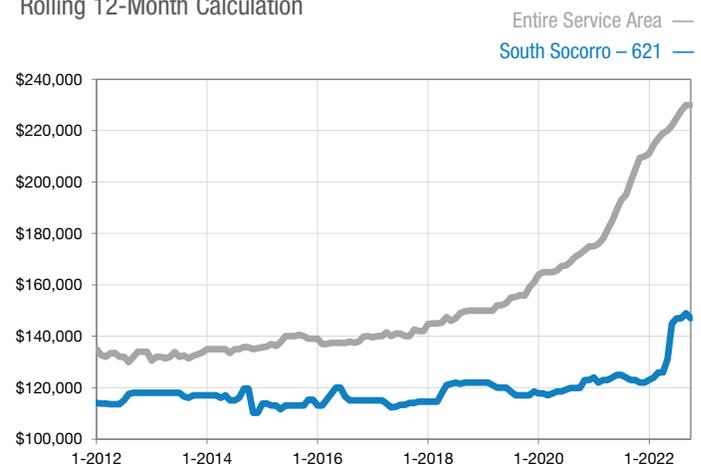
Median Sales Price - Single-Family Detached

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.