Local Market Update for October 2022

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

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Jarales, Bosque – 742

North of Socorro County Line, South of Castillo Rd, East of I-25, West of Hwy 304

Single-Family Detached

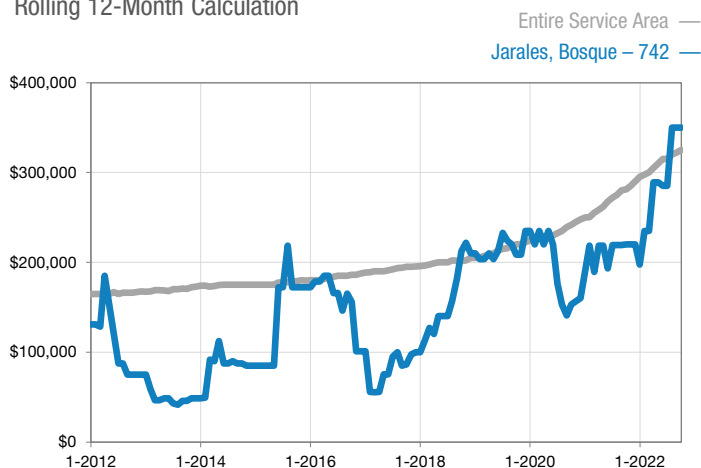| Key Metrics	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	1	3	+ 200.0%	6	19	+ 216.7%
Pending Sales	1	0	- 100.0%	6	11	+ 83.3%
Closed Sales	0	1	--	5	11	+ 120.0%
Days on Market Until Sale	--	19	--	56	41	- 26.8%
Median Sales Price*	--	$300,000	--	$220,000	$350,000	+ 59.1%
Average Sales Price*	--	$300,000	--	$199,600	$321,573	+ 61.1%
Percent of List Price Received*	--	100.0%	--	98.6%	93.4%	- 5.3%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	1.7	6.5	+ 282.4%	--	--	--

* 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

Key Metrics	October			Year to Date		
	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.
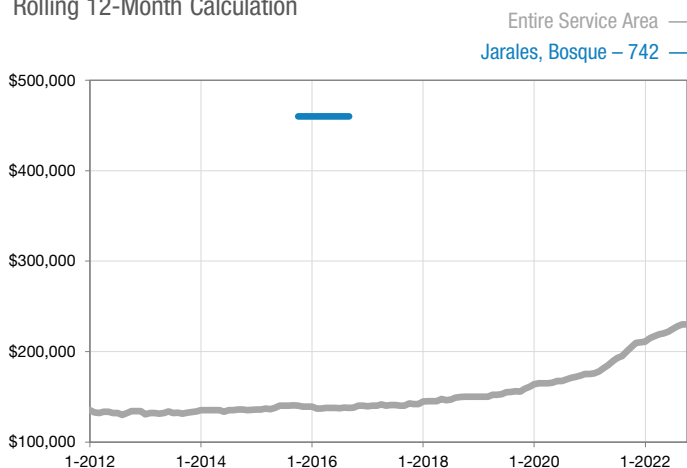
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Jarales, Bosque – 742 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Jarales, Bosque – 742 —

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.

Current as of November 5, 2022. All data from the Southwest Multiple Listing Service. Report © 2022 ShowingTime.