

Local Market Update for October 2022

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



North Socorro – 620

La Joya Wildlife Area from Valencia County Line, South to Rio Salado Including Veguita, La Joya, Bernardo and Sabinal

Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
New Listings	2	1	- 50.0%	19	26	+ 36.8%
Pending Sales	1	4	+ 300.0%	16	16	0.0%
Closed Sales	1	1	0.0%	18	14	- 22.2%
Days on Market Until Sale	6	53	+ 783.3%	131	36	- 72.5%
Median Sales Price*	\$270,000	\$70,000	- 74.1%	\$194,500	\$244,500	+ 25.7%
Average Sales Price*	\$270,000	\$70,000	- 74.1%	\$206,889	\$292,725	+ 41.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	95.8%	96.9%	+ 1.1%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	5.8	3.3	- 43.1%	--	--	--

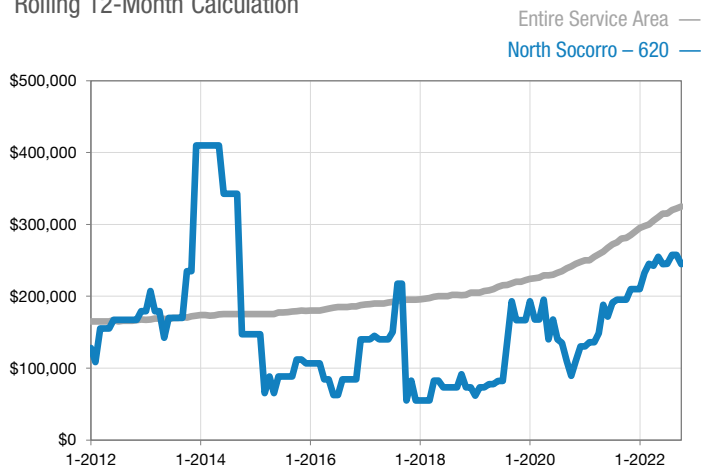
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	9	--
Median Sales Price*	--	--	--	--	\$132,000	--
Average Sales Price*	--	--	--	--	\$132,000	--
Percent of List Price Received*	--	--	--	--	91.0%	--
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.

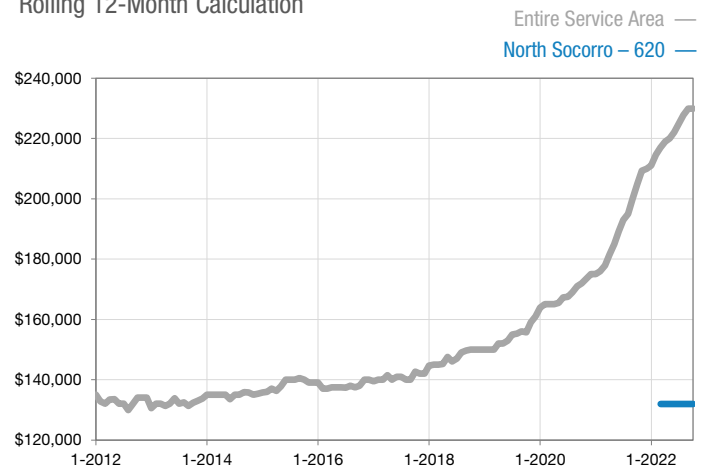
Median Sales Price - Single-Family Detached

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.