

Local Market Update for March 2023

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	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	6	4	- 33.3%	13	9	- 30.8%
Pending Sales	3	2	- 33.3%	4	5	+ 25.0%
Closed Sales	3	2	- 33.3%	4	4	0.0%
Days on Market Until Sale	9	111	+ 1133.3%	30	87	+ 190.0%
Median Sales Price*	\$365,000	\$129,500	- 64.5%	\$375,000	\$179,000	- 52.3%
Average Sales Price*	\$331,667	\$129,500	- 61.0%	\$380,000	\$164,563	- 56.7%
Percent of List Price Received*	100.7%	93.3%	- 7.3%	100.5%	95.4%	- 5.1%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	8.0	6.5	- 18.8%	--	--	--

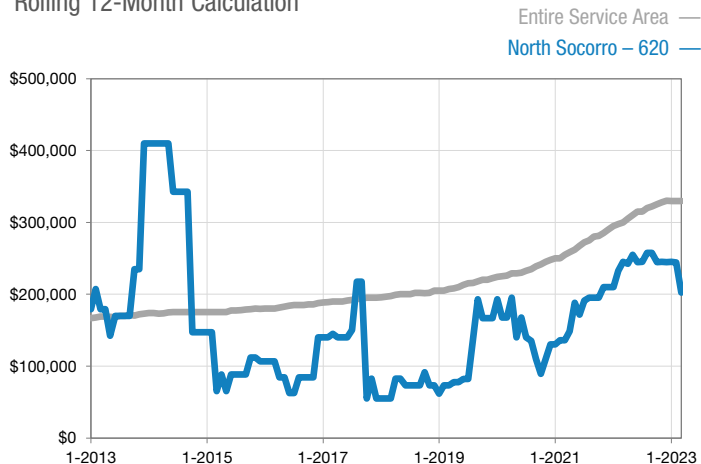
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	9	--	--	9	--	--
Median Sales Price*	\$132,000	--	--	\$132,000	--	--
Average Sales Price*	\$132,000	--	--	\$132,000	--	--
Percent of List Price Received*	91.0%	--	--	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



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

