Local Market Update for March 2023

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

gaar

South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached

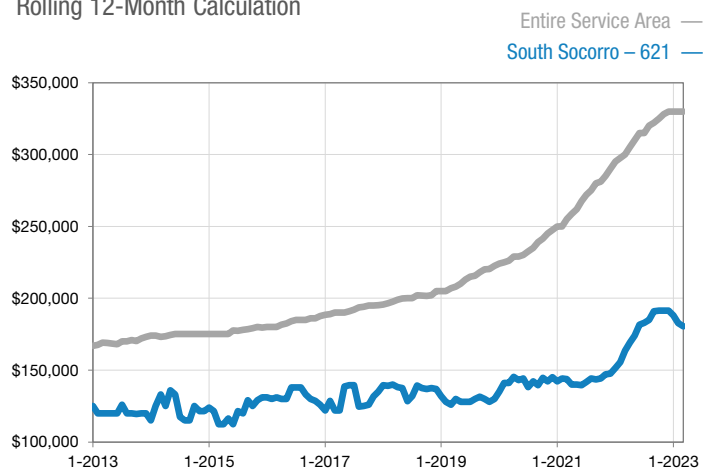| Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	8	4	- 50.0%	17	12	- 29.4%
Pending Sales	5	3	- 40.0%	12	15	+ 25.0%
Closed Sales	3	4	+ 33.3%	10	17	+ 70.0%
Days on Market Until Sale	64	77	+ 20.3%	46	76	+ 65.2%
Median Sales Price*	$191,000	$180,000	- 5.8%	$205,500	$170,000	- 17.3%
Average Sales Price*	$206,967	$192,250	- 7.1%	$197,620	$167,353	- 15.3%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	97.6%	95.1%	- 2.6%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

* 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	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	18	--	--	18	--	--
Median Sales Price*	$145,000	--	--	$145,000	--	--
Average Sales Price*	$145,000	--	--	$145,000	--	--
Percent of List Price Received*	96.7%	--	--	96.7%	--	--
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.
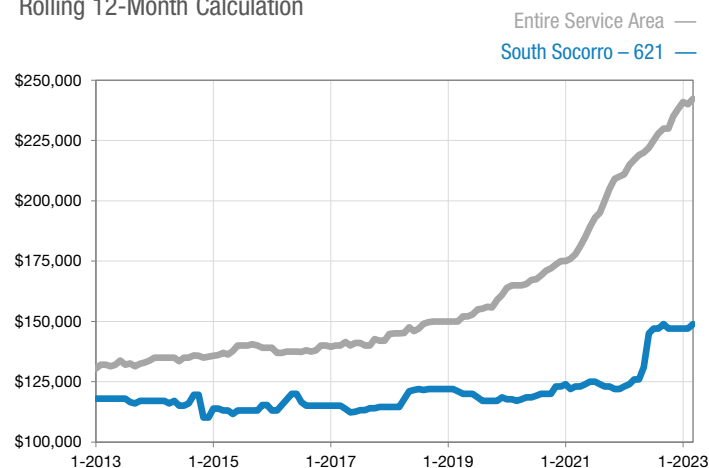
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Socorro – 621 —

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

Entire Service Area —
South Socorro – 621 —

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 April 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.