

Local Market Update for April 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	16	10	- 37.5%
Pending Sales	3	2	- 33.3%	7	7	0.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Days on Market Until Sale	7	6	- 14.3%	25	60	+ 140.0%
Median Sales Price*	\$150,000	\$89,500	- 40.3%	\$365,000	\$119,500	- 67.3%
Average Sales Price*	\$150,000	\$89,500	- 40.3%	\$334,000	\$139,542	- 58.2%
Percent of List Price Received*	81.1%	105.2%	+ 29.7%	96.6%	98.7%	+ 2.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	7.1	5.5	- 22.5%	--	--	--

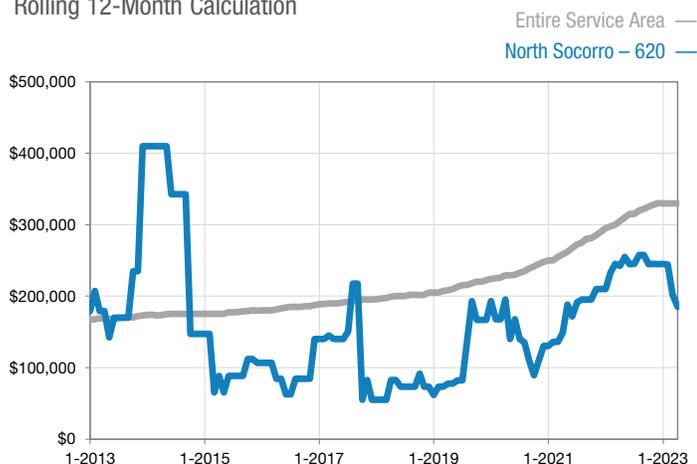
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
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.

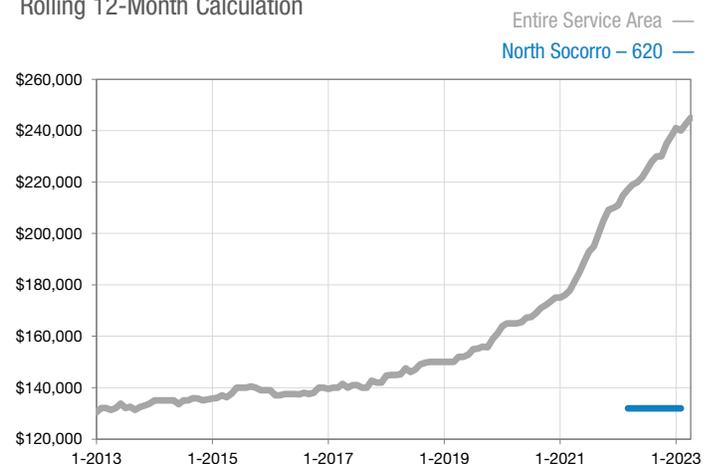
Median Sales Price - Single-Family Detached

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.