Local Market Update for April 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

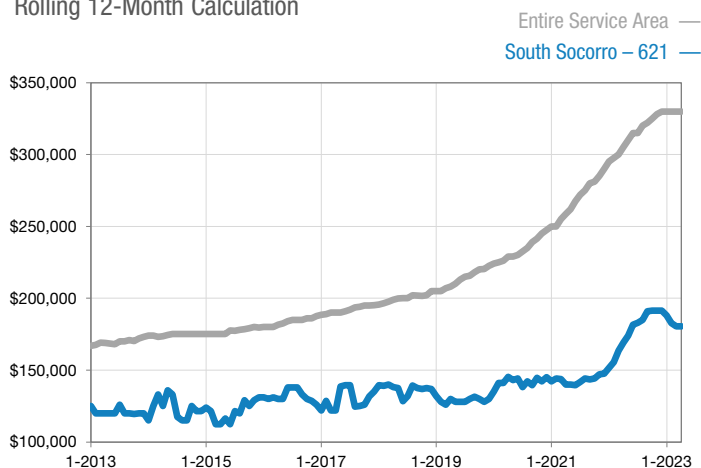| Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	7	6	- 14.3%	24	18	- 25.0%
Pending Sales	6	4	- 33.3%	18	19	+ 5.6%
Closed Sales	5	1	- 80.0%	15	18	+ 20.0%
Days on Market Until Sale	10	93	+ 830.0%	34	77	+ 126.5%
Median Sales Price*	$240,000	$218,000	- 9.2%	$220,000	$175,000	- 20.5%
Average Sales Price*	$232,400	$218,000	- 6.2%	$209,213	$170,167	- 18.7%
Percent of List Price Received*	98.2%	92.8%	- 5.5%	97.8%	95.0%	- 2.9%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	18	--	--
Median Sales Price*	--	--	--	$145,000	--	--
Average Sales Price*	--	--	--	$145,000	--	--
Percent of List Price Received*	--	--	--	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.
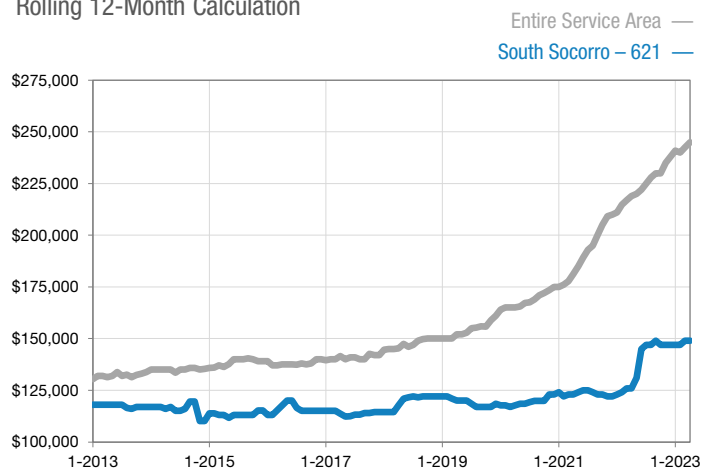
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.