

Local Market Update for May 2023

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	29	24	- 17.2%
Pending Sales	4	5	+ 25.0%	22	24	+ 9.1%
Closed Sales	4	5	+ 25.0%	19	23	+ 21.1%
Days on Market Until Sale	58	67	+ 15.5%	39	75	+ 92.3%
Median Sales Price*	\$215,000	\$220,000	+ 2.3%	\$220,000	\$180,000	- 18.2%
Average Sales Price*	\$224,725	\$203,000	- 9.7%	\$212,479	\$177,304	- 16.6%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	97.6%	95.4%	- 2.3%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

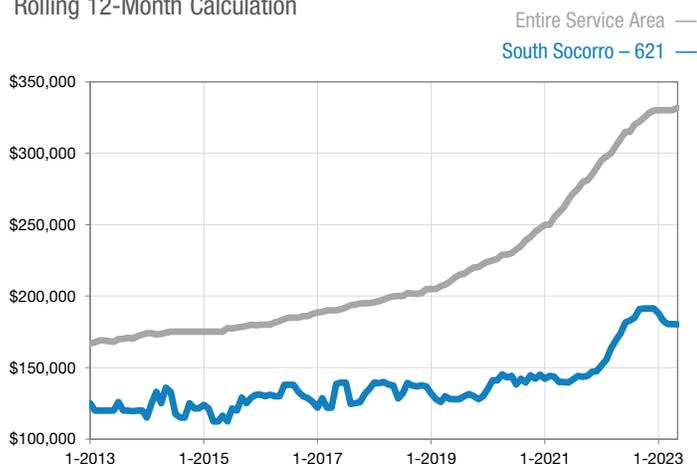
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	4	0	- 100.0%
Pending Sales	2	0	- 100.0%	5	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	7	--	--	11	--	--
Median Sales Price*	\$147,000	--	--	\$145,000	--	--
Average Sales Price*	\$147,000	--	--	\$146,333	--	--
Percent of List Price Received*	101.4%	--	--	99.8%	--	--
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.

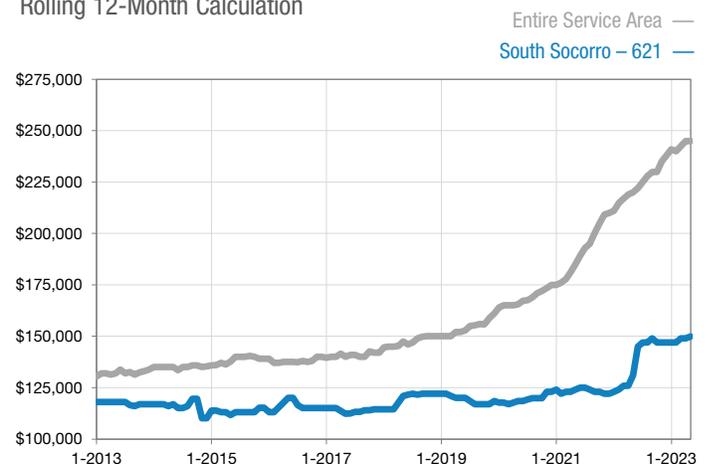
Median Sales Price - Single-Family Detached

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.