

Local Market Update for May 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	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
Key Metrics						
New Listings	0	2	--	16	12	- 25.0%
Pending Sales	0	0	0.0%	7	7	0.0%
Closed Sales	1	2	+ 100.0%	6	8	+ 33.3%
Days on Market Until Sale	9	63	+ 600.0%	23	61	+ 165.2%
Median Sales Price*	\$340,000	\$227,000	- 33.2%	\$352,500	\$153,500	- 56.5%
Average Sales Price*	\$340,000	\$227,000	- 33.2%	\$335,000	\$161,406	- 51.8%
Percent of List Price Received*	75.6%	94.5%	+ 25.0%	93.1%	97.6%	+ 4.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	7.2	4.8	- 33.3%	--	--	--

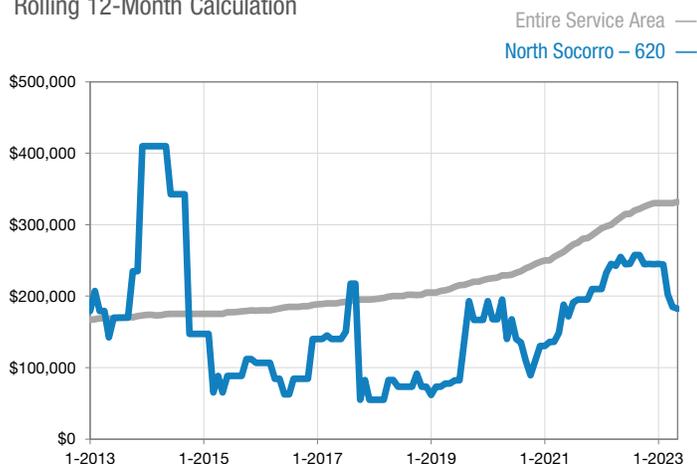
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	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.

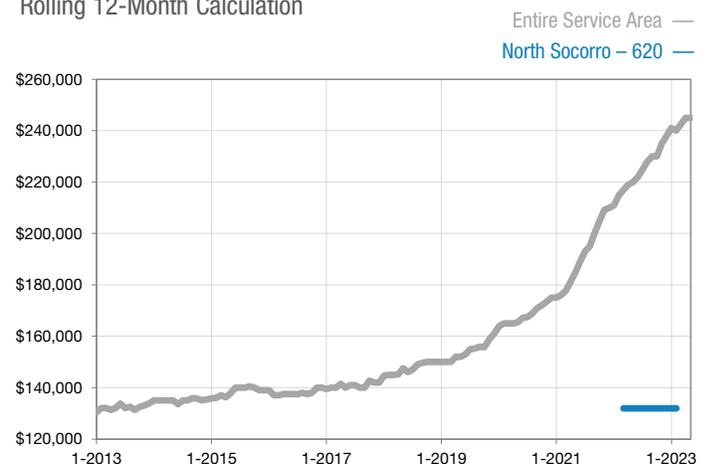
Median Sales Price - Single-Family Detached

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.