

# Local Market Update for May 2023

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



## San Ysidro / Jemez Springs – 190

San Ysidro, Jemez Springs, Ponderosa

| Single-Family Detached          | May       |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2022      | 2023             | Percent Change | Thru 5-2022  | Thru 5-2023      | Percent Change |
| New Listings                    | 6         | 2                | - 66.7%        | 12           | 10               | - 16.7%        |
| Pending Sales                   | 5         | 2                | - 60.0%        | 11           | 10               | - 9.1%         |
| Closed Sales                    | 1         | 3                | + 200.0%       | 8            | 9                | + 12.5%        |
| Days on Market Until Sale       | 6         | 9                | + 50.0%        | 27           | 35               | + 29.6%        |
| Median Sales Price*             | \$315,000 | <b>\$380,000</b> | + 20.6%        | \$300,000    | <b>\$325,000</b> | + 8.3%         |
| Average Sales Price*            | \$315,000 | <b>\$458,333</b> | + 45.5%        | \$288,188    | <b>\$351,556</b> | + 22.0%        |
| Percent of List Price Received* | 98.4%     | <b>95.8%</b>     | - 2.6%         | 93.3%        | <b>94.4%</b>     | + 1.2%         |
| Inventory of Homes for Sale     | 4         | 4                | 0.0%           | --           | --               | --             |
| Months Supply of Inventory      | 1.2       | 1.7              | + 41.7%        | --           | --               | --             |

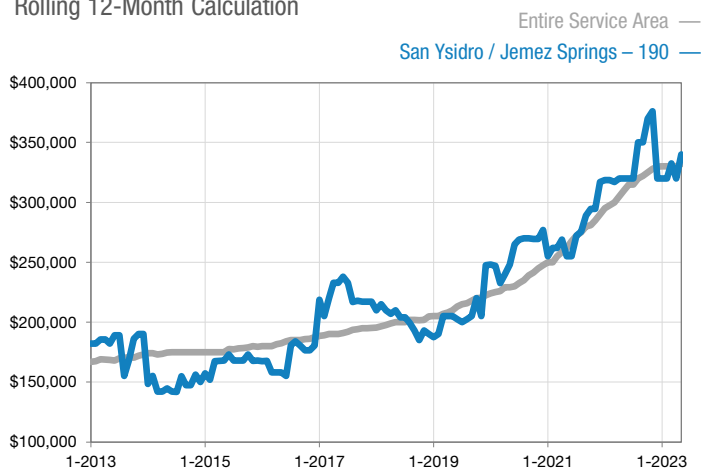
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | May  |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2022 | 2023 | Percent Change | Thru 5-2022  | Thru 5-2023 | Percent Change |
| New Listings                    | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Pending Sales                   | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Closed Sales                    | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Days on Market Until Sale       | --   | --   | --             | --           | --          | --             |
| Median Sales Price*             | --   | --   | --             | --           | --          | --             |
| Average Sales Price*            | --   | --   | --             | --           | --          | --             |
| Percent of List Price Received* | --   | --   | --             | --           | --          | --             |
| 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.

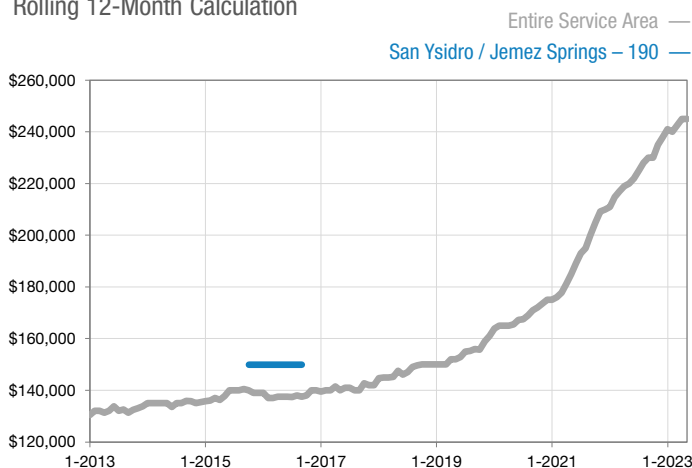
### Median Sales Price - Single-Family Detached

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.