Local Market Update for June 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

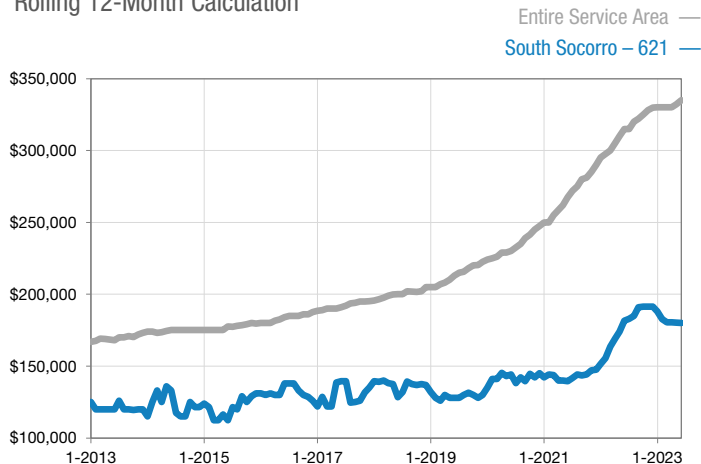| Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	10	3	- 70.0%	39	28	- 28.2%
Pending Sales	8	3	- 62.5%	30	26	- 13.3%
Closed Sales	8	4	- 50.0%	27	27	0.0%
Days on Market Until Sale	49	47	- 4.1%	42	71	+ 69.0%
Median Sales Price*	$235,000	$240,000	+ 2.1%	$220,000	$199,000	- 9.5%
Average Sales Price*	$256,850	$205,000	- 20.2%	$225,626	$181,407	- 19.6%
Percent of List Price Received*	97.3%	87.4%	- 10.2%	97.5%	94.2%	- 3.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

* 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

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	Thru 6-2022	Thru 6-2023	Percent Change
New Listings	0	0	0.0%	4	0	- 100.0%
Pending Sales	0	0	0.0%	5	0	- 100.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Days on Market Until Sale	5	--	--	9	--	--
Median Sales Price*	$150,000	--	--	$147,000	--	--
Average Sales Price*	$150,000	--	--	$147,250	--	--
Percent of List Price Received*	96.8%	--	--	99.0%	--	--
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.
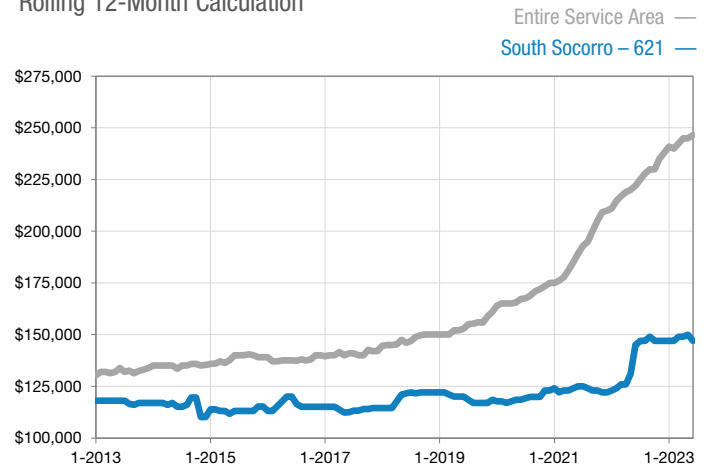
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

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.