Local Market Update for July 2023

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

gaar

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

| Key Metrics	July 2022	July 2023	Percent Change	Year to Date Thru 7-2022	Year to Date Thru 7-2023	Percent Change
New Listings	6	2	- 66.7%	23	18	- 21.7%
Pending Sales	2	4	+ 100.0%	10	12	+ 20.0%
Closed Sales	0	1	--	10	10	0.0%
Days on Market Until Sale	--	5	--	28	64	+ 128.6%
Median Sales Price*	--	$202,000	--	$292,500	$185,500	- 36.6%
Average Sales Price*	--	$202,000	--	$326,325	$187,825	- 42.4%
Percent of List Price Received*	--	103.6%	--	96.3%	97.4%	+ 1.1%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	8.7	3.7	- 57.5%	--	--	--

* 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	July 2022	July 2023	Percent Change	Year to Date Thru 7-2022	Year to Date Thru 7-2023	Percent Change
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

Entire Service Area —
North Socorro – 620 —
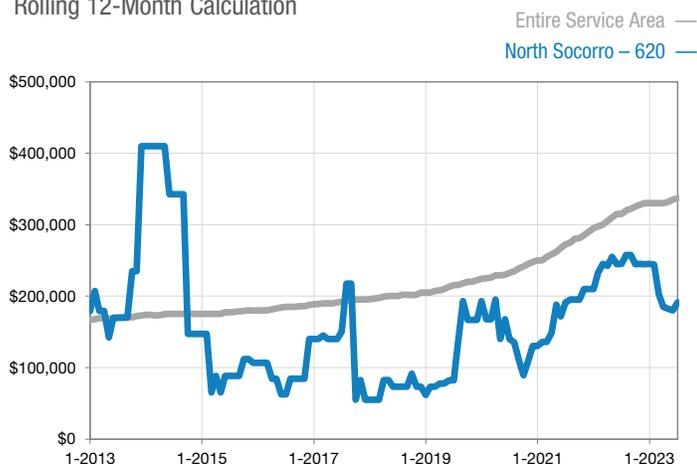
Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
North Socorro – 620 —
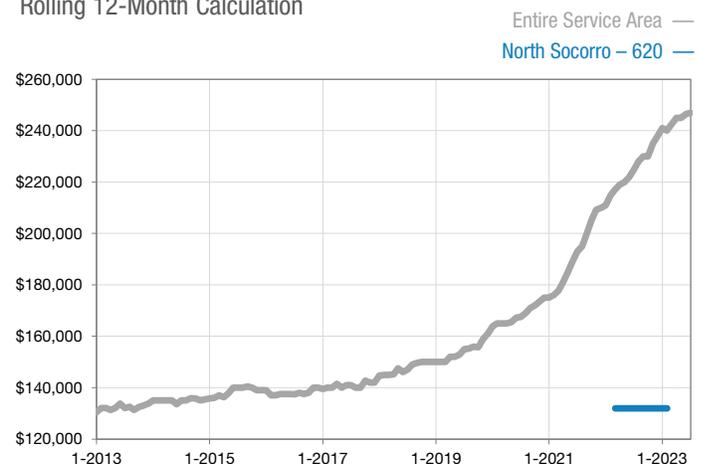
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.