

Local Market Update for July 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	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2	7	+ 250.0%	41	35	- 14.6%
Pending Sales	3	1	- 66.7%	33	27	- 18.2%
Closed Sales	5	3	- 40.0%	32	30	- 6.3%
Days on Market Until Sale	42	15	- 64.3%	42	65	+ 54.8%
Median Sales Price*	\$141,200	\$217,000	+ 53.7%	\$196,000	\$207,500	+ 5.9%
Average Sales Price*	\$159,540	\$234,000	+ 46.7%	\$215,300	\$186,667	- 13.3%
Percent of List Price Received*	94.5%	97.1%	+ 2.8%	97.0%	94.5%	- 2.6%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	2.5	4.1	+ 64.0%	--	--	--

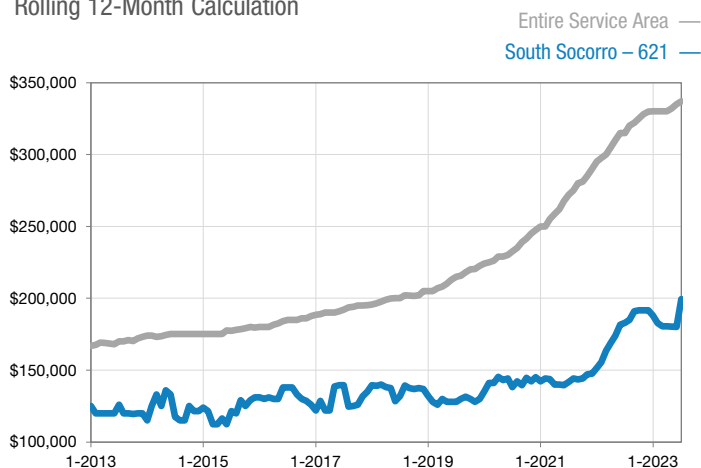
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	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%	5	0	- 100.0%
Days on Market Until Sale	7	--	--	9	--	--
Median Sales Price*	\$154,000	--	--	\$149,000	--	--
Average Sales Price*	\$154,000	--	--	\$148,600	--	--
Percent of List Price Received*	99.4%	--	--	99.1%	--	--
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.

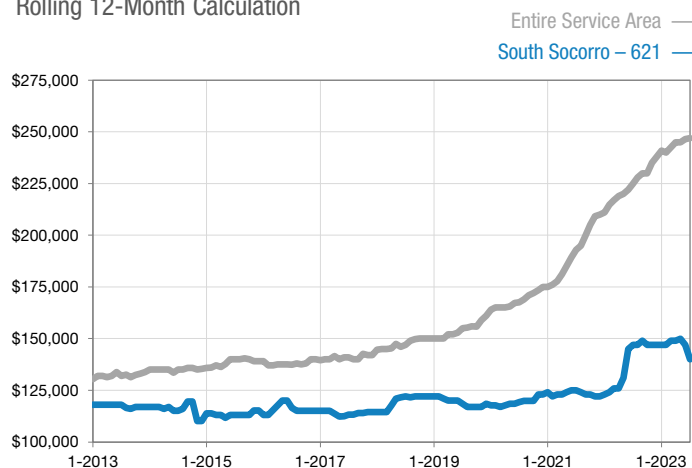
Median Sales Price - Single-Family Detached

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.