

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	5	4	- 20.0%	29	28	- 3.4%
Pending Sales	3	6	+ 100.0%	19	25	+ 31.6%
Closed Sales	3	7	+ 133.3%	18	20	+ 11.1%
Days on Market Until Sale	12	11	- 8.3%	25	39	+ 56.0%
Median Sales Price*	\$400,000	\$448,000	+ 12.0%	\$315,000	\$390,000	+ 23.8%
Average Sales Price*	\$386,667	\$456,729	+ 18.1%	\$385,689	\$398,096	+ 3.2%
Percent of List Price Received*	103.3%	102.8%	- 0.5%	96.1%	97.3%	+ 1.2%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.5	2.3	- 34.3%	--	--	--

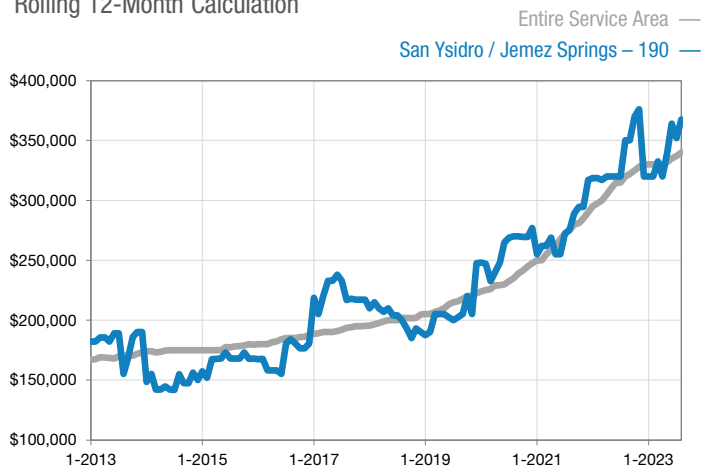
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	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.

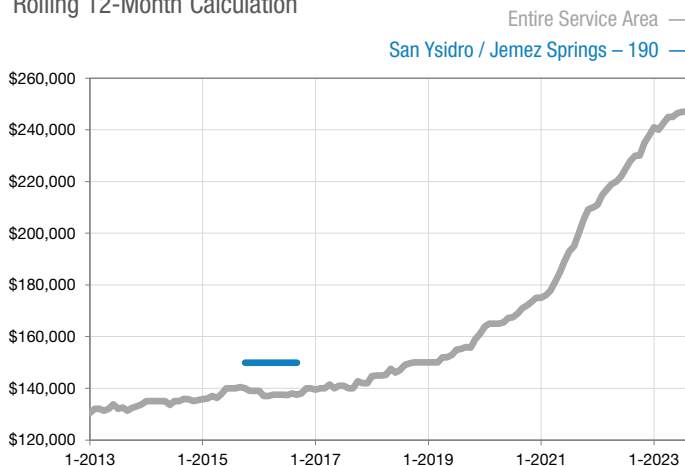
Median Sales Price - Single-Family Detached

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.