

Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	6	4	- 33.3%	47	39	- 17.0%
Pending Sales	4	1	- 75.0%	37	28	- 24.3%
Closed Sales	5	1	- 80.0%	37	31	- 16.2%
Days on Market Until Sale	32	22	- 31.3%	41	64	+ 56.1%
Median Sales Price*	\$265,000	\$180,000	- 32.1%	\$200,000	\$200,000	0.0%
Average Sales Price*	\$327,400	\$180,000	- 45.0%	\$230,449	\$186,452	- 19.1%
Percent of List Price Received*	98.9%	100.1%	+ 1.2%	97.3%	94.7%	- 2.7%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

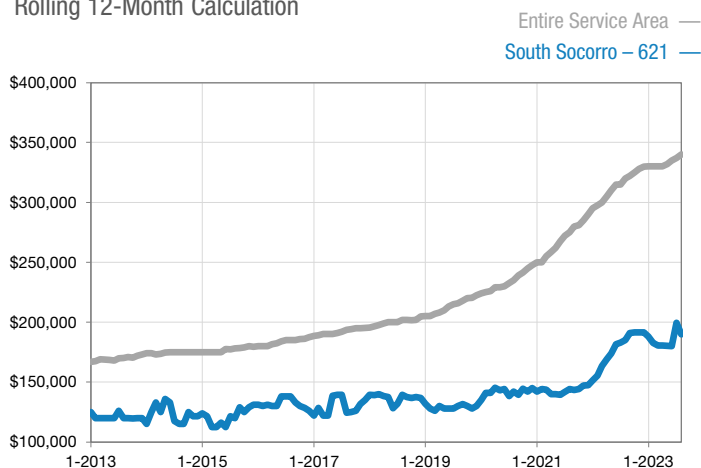
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	2	+ 100.0%	5	2	- 60.0%
Pending Sales	1	2	+ 100.0%	6	2	- 66.7%
Closed Sales	0	0	0.0%	5	0	- 100.0%
Days on Market Until Sale	--	--	--	9	--	--
Median Sales Price*	--	--	--	\$149,000	--	--
Average Sales Price*	--	--	--	\$148,600	--	--
Percent of List Price Received*	--	--	--	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.

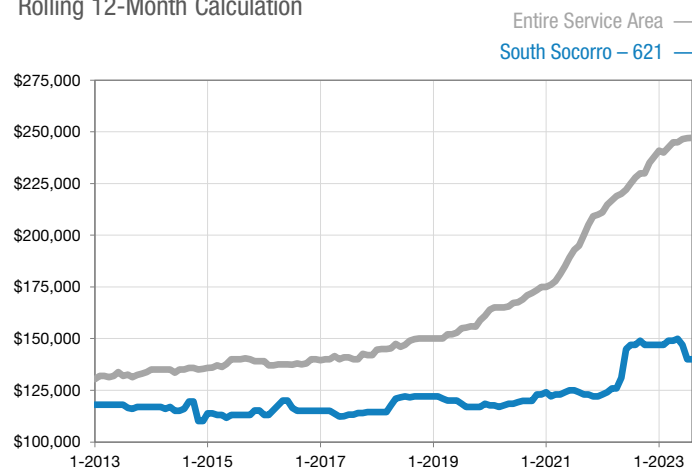
Median Sales Price - Single-Family Detached

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.