

# Local Market Update for August 2023

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



## 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1	1	0.0%	24	19	- 20.8%
Pending Sales	1	0	- 100.0%	11	11	0.0%
Closed Sales	1	2	+ 100.0%	11	12	+ 9.1%
Days on Market Until Sale	155	106	- 31.6%	40	71	+ 77.5%
Median Sales Price*	\$365,000	<b>\$151,500</b>	- 58.5%	\$340,000	<b>\$172,000</b>	- 49.4%
Average Sales Price*	\$365,000	<b>\$151,500</b>	- 58.5%	\$329,841	<b>\$181,771</b>	- 44.9%
Percent of List Price Received*	94.8%	<b>91.3%</b>	- 3.7%	96.2%	<b>96.4%</b>	+ 0.2%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	8.7	<b>4.4</b>	- 49.4%	--	--	--

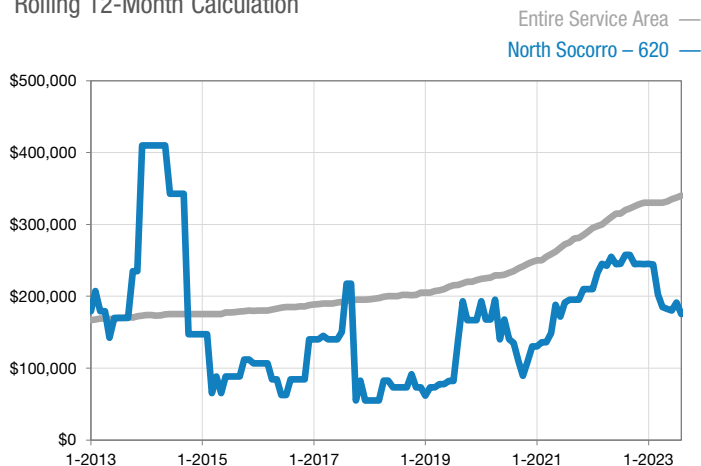
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	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.

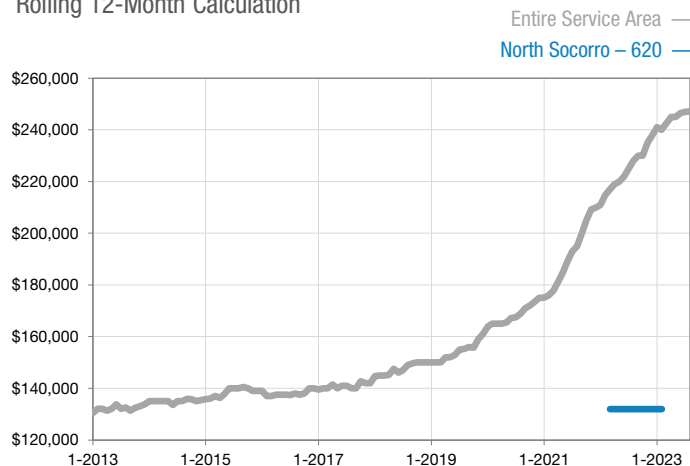
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.