

Local Market Update for October 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	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	2	4	+ 100.0%	51	46	- 9.8%
Pending Sales	0	0	0.0%	40	35	- 12.5%
Closed Sales	2	5	+ 150.0%	40	39	- 2.5%
Days on Market Until Sale	45	50	+ 11.1%	40	71	+ 77.5%
Median Sales Price*	\$189,500	\$150,000	- 20.8%	\$210,000	\$180,000	- 14.3%
Average Sales Price*	\$189,500	\$207,300	+ 9.4%	\$228,440	\$181,897	- 20.4%
Percent of List Price Received*	100.0%	87.8%	- 12.2%	97.6%	93.7%	- 4.0%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

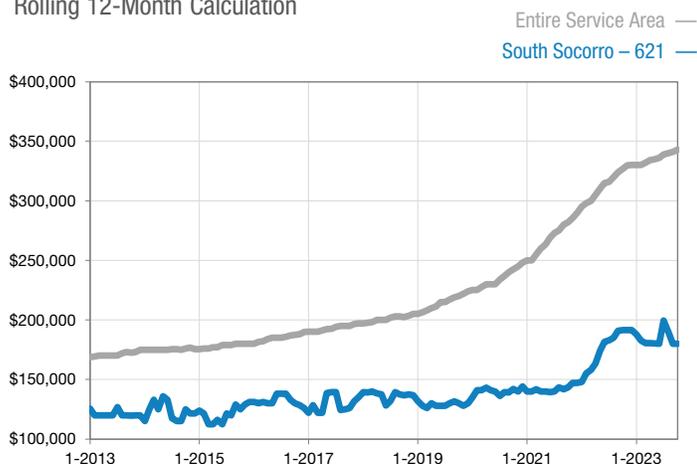
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	0	1	--	5	3	- 40.0%
Pending Sales	0	1	--	6	3	- 50.0%
Closed Sales	1	1	0.0%	6	2	- 66.7%
Days on Market Until Sale	8	14	+ 75.0%	9	11	+ 22.2%
Median Sales Price*	\$140,000	\$133,000	- 5.0%	\$147,000	\$148,000	+ 0.7%
Average Sales Price*	\$140,000	\$133,000	- 5.0%	\$147,167	\$148,000	+ 0.6%
Percent of List Price Received*	96.6%	95.0%	- 1.7%	98.7%	96.9%	- 1.8%
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.

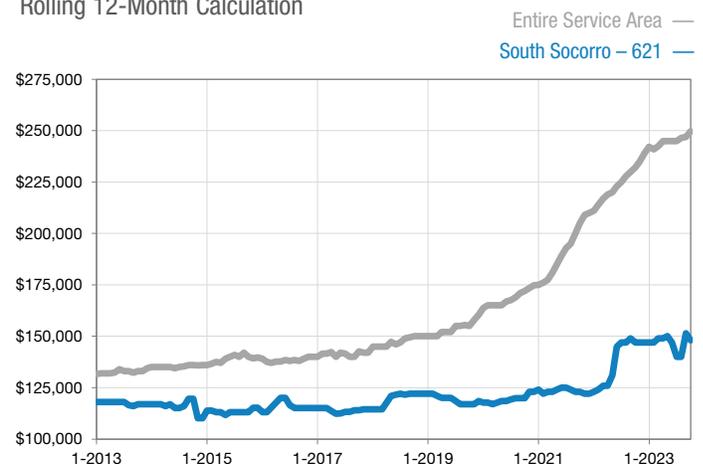
Median Sales Price - Single-Family Detached

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.