

Local Market Update for October 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	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	1	4	+ 300.0%	26	24	- 7.7%
Pending Sales	2	1	- 50.0%	14	13	- 7.1%
Closed Sales	1	0	- 100.0%	14	13	- 7.1%
Days on Market Until Sale	53	--	--	36	70	+ 94.4%
Median Sales Price*	\$70,000	--	--	\$244,500	\$175,000	- 28.4%
Average Sales Price*	\$70,000	--	--	\$292,725	\$187,404	- 36.0%
Percent of List Price Received*	100.0%	--	--	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

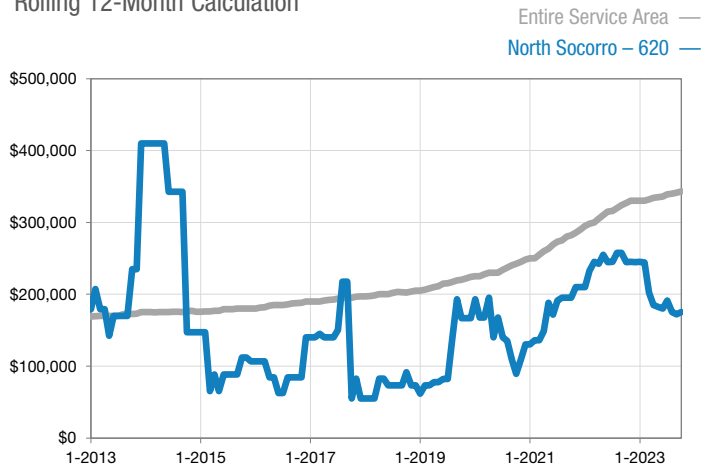
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	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.

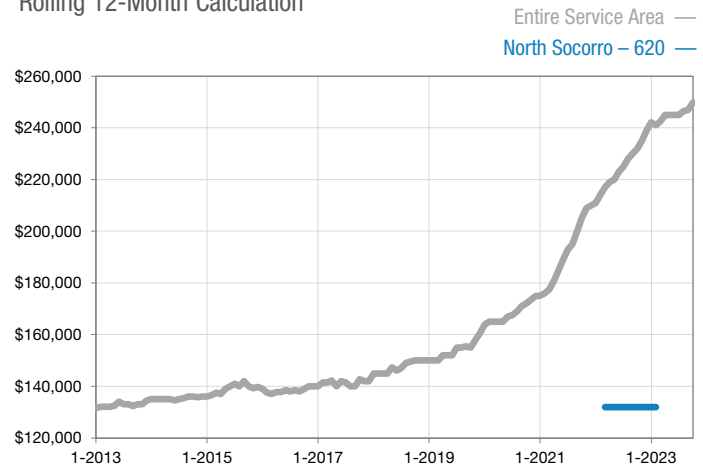
Median Sales Price - Single-Family Detached

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.