

# 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 |              |                |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2022      | 2023      | Percent Change | Thru 10-2022 | Thru 10-2023 | Percent Change |
| 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%        | --           | --           | --             |

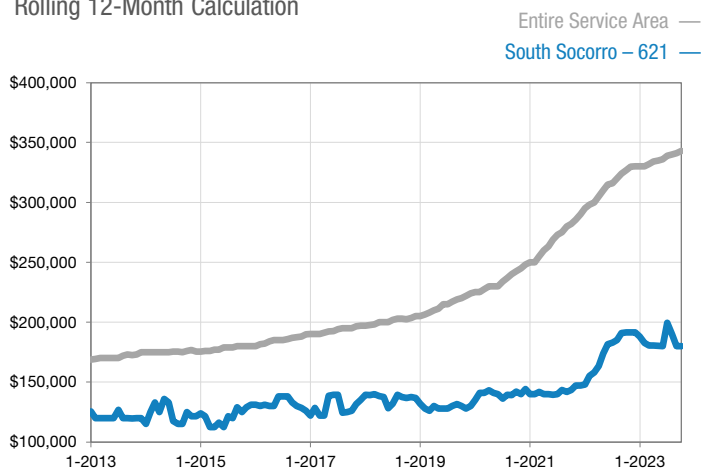
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

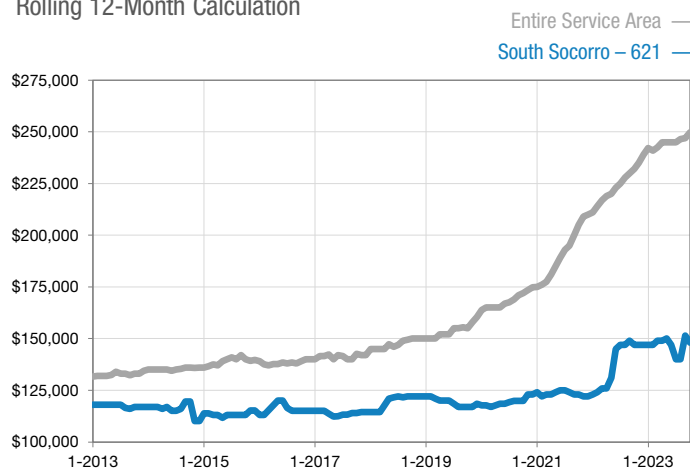
### Median Sales Price - Single-Family Detached

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.