

# Local Market Update for March 2024

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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	4	1	- 75.0%	9	3	- 66.7%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Days on Market Until Sale	111	6	- 94.6%	87	28	- 67.8%
Median Sales Price*	\$129,500	<b>\$255,000</b>	+ 96.9%	\$179,000	<b>\$259,000</b>	+ 44.7%
Average Sales Price*	\$129,500	<b>\$255,000</b>	+ 96.9%	\$164,563	<b>\$276,667</b>	+ 68.1%
Percent of List Price Received*	93.3%	<b>102.0%</b>	+ 9.3%	95.4%	<b>100.3%</b>	+ 5.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	6.5	3.1	- 52.3%	--	--	--

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023		