Local Market Update for July 2024

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

gaar

South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	7	7	0.0%	35	44	+ 25.7%
Pending Sales	1	4	+ 300.0%	27	27	0.0%
Closed Sales	3	6	+ 100.0%	30	29	- 3.3%
Days on Market Until Sale	15	38	+ 153.3%	65	55	- 15.4%
Median Sales Price*	$217,000	$229,500	+ 5.8%	$207,500	$190,000	- 8.4%
Average Sales Price*	$234,000	$224,667	- 4.0%	$186,667	$208,310	+ 11.6%
Percent of List Price Received*	97.1%	97.7%	+ 0.6%	94.5%	96.5%	+ 2.1%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	4.3	6.8	+ 58.1%	--	--	--

* 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.
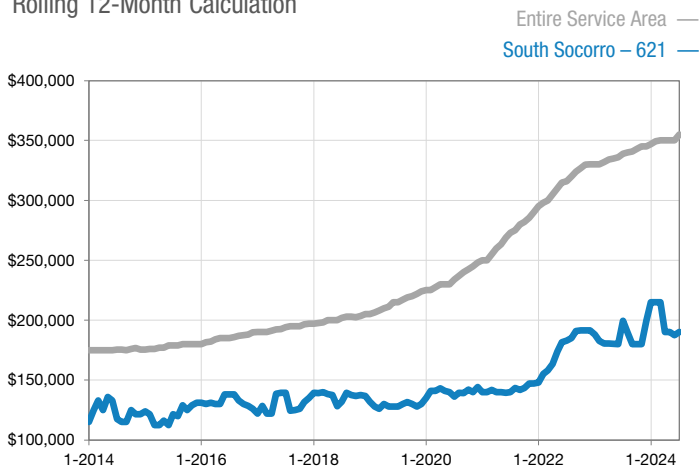
Single-Family Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	7	--	--	7	--
Median Sales Price*	--	$175,000	--	--	$175,000	--
Average Sales Price*	--	$175,000	--	--	$175,000	--
Percent of List Price Received*	--	100.0%	--	--	100.0%	--
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.
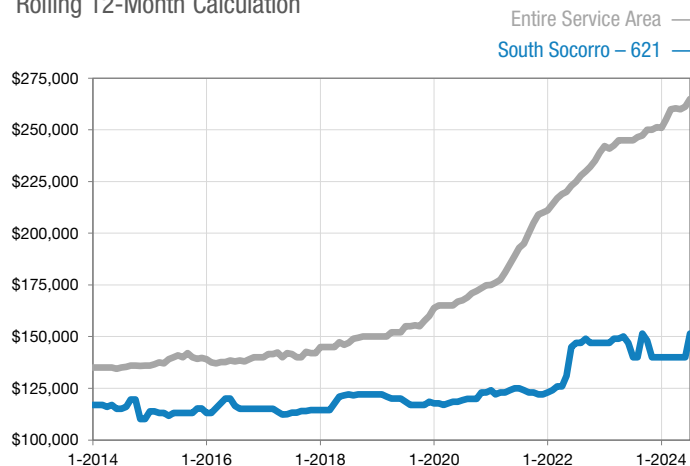
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
South Socorro – 621 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
South Socorro – 621 —

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.