# Local Market Update for February 2023

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

**gaar**

# Estancia, McIntosh, Willard – 292

South of Shondale Lane (CR A147) to Lincoln County Line, East of Riley Rd (CR A027) to Guadalupe County Line

## Single-Family Detached

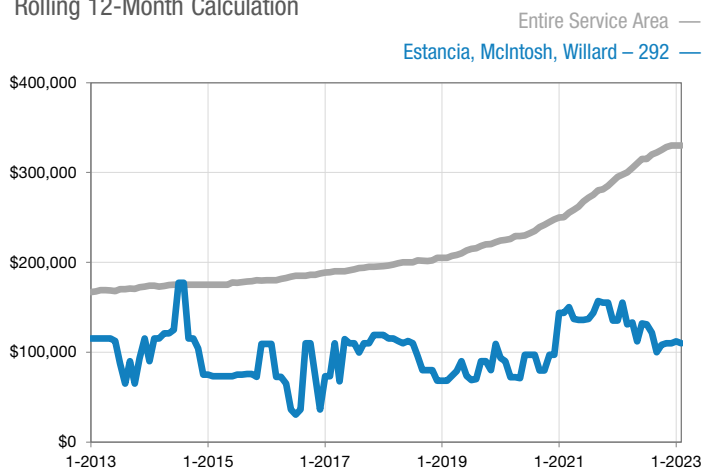| Key Metrics | February | | | Year to Date | | |
| --- | --- | --- | --- | --- | --- | --- |
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 0 | 3 | -- | 2 | 5 | + 150.0% |
| Pending Sales | 4 | 1 | - 75.0% | 7 | 1 | - 85.7% |
| Closed Sales | 3 | 0 | - 100.0% | 3 | 1 | - 66.7% |
| Days on Market Until Sale | 88 | -- | -- | 88 | 89 | + 1.1% |
| Median Sales Price* | $185,000 | -- | -- | $185,000 | $580,000 | + 213.5% |
| Average Sales Price* | $220,333 | -- | -- | $220,333 | $580,000 | + 163.2% |
| Percent of List Price Received* | 97.2% | -- | -- | 97.2% | 97.5% | + 0.3% |
| Inventory of Homes for Sale | 1 | 8 | + 700.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 5.6 | + 1300.0% | -- | -- | -- |

* 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

| Key Metrics | February | | | Year to Date | | |
| --- | --- | --- | --- | --- | --- | --- |
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 0 | - 100.0% |
| Days on Market Until Sale | 85 | -- | -- | 85 | -- | -- |
| Median Sales Price* | $65,000 | -- | -- | $65,000 | -- | -- |
| Average Sales Price* | $65,000 | -- | -- | $65,000 | -- | -- |
| Percent of List Price Received* | 72.2% | -- | -- | 72.2% | -- | -- |
| 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.
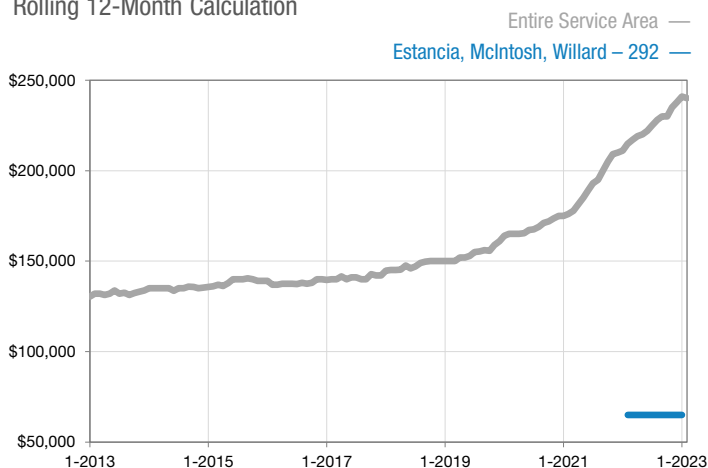
## Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Estancia, McIntosh, Willard – 292 —



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

Entire Service Area —
Estancia, McIntosh, Willard – 292 —



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.