

Local Market Update for April 2023

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



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	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	6	9	+ 50.0%
Pending Sales	2	1	- 50.0%	9	3	- 66.7%
Closed Sales	1	1	0.0%	7	2	- 71.4%
Days on Market Until Sale	92	29	- 68.5%	111	59	- 46.8%
Median Sales Price*	\$112,000	\$155,000	+ 38.4%	\$108,000	\$367,500	+ 240.3%
Average Sales Price*	\$112,000	\$155,000	+ 38.4%	\$147,214	\$367,500	+ 149.6%
Percent of List Price Received*	89.6%	103.3%	+ 15.3%	95.6%	100.4%	+ 5.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 207.7%	--	--	--

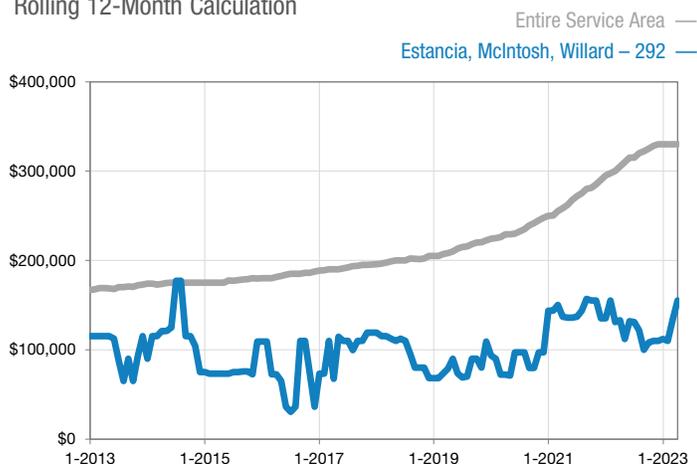
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	85	--	--
Median Sales Price*	--	--	--	\$65,000	--	--
Average Sales Price*	--	--	--	\$65,000	--	--
Percent of List Price Received*	--	--	--	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.

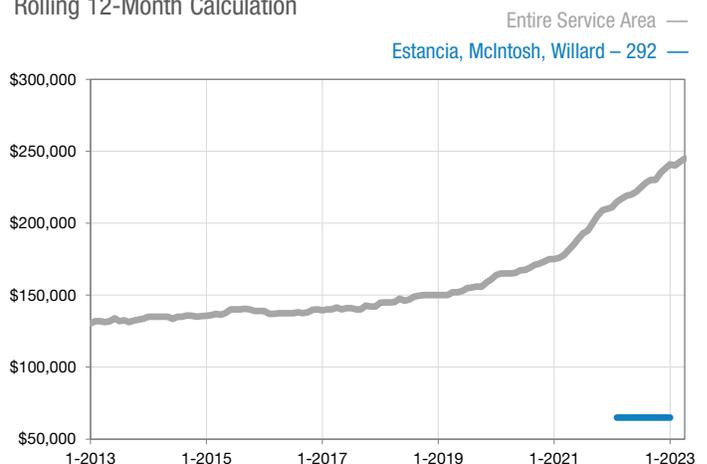
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.