

# Local Market Update for May 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	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	2	4	+ 100.0%	8	13	+ 62.5%
Pending Sales	2	2	0.0%	11	5	- 54.5%
Closed Sales	1	1	0.0%	8	3	- 62.5%
Days on Market Until Sale	--	49	--	111	56	- 49.5%
Median Sales Price*	\$75,000	\$610,000	+ 713.3%	\$100,000	\$580,000	+ 480.0%
Average Sales Price*	\$75,000	\$610,000	+ 713.3%	\$138,188	\$448,333	+ 224.4%
Percent of List Price Received*	55.1%	97.8%	+ 77.5%	90.6%	99.5%	+ 9.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	4.8	+ 269.2%	--	--	--

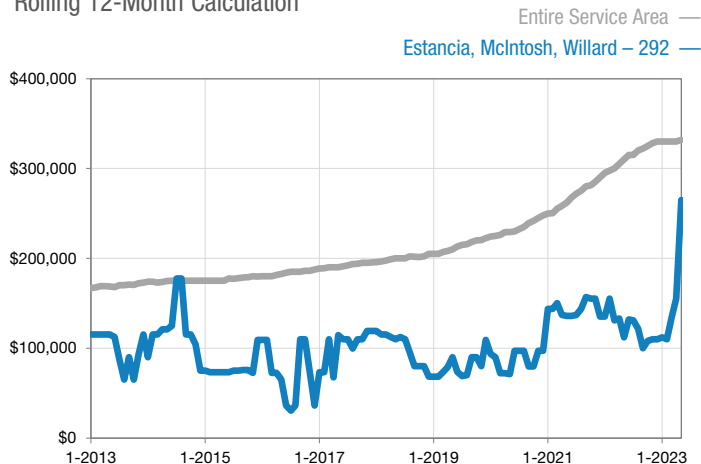
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	May			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	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.

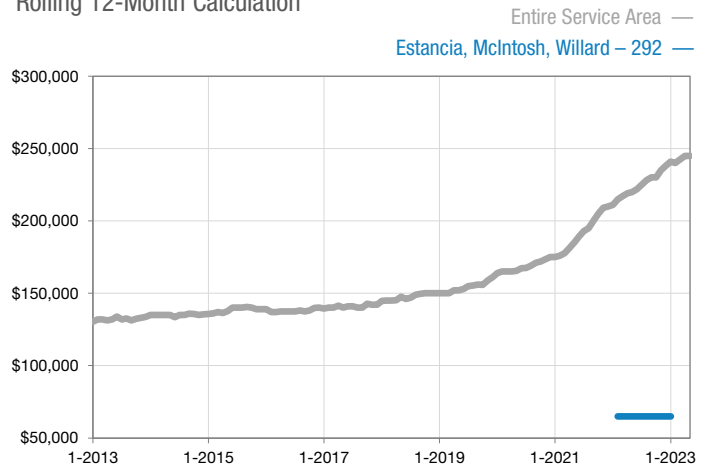
### Median Sales Price - Single-Family Detached

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.