

Local Market Update for July 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	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	13	15	+ 15.4%
Pending Sales	1	0	- 100.0%	12	6	- 50.0%
Closed Sales	1	3	+ 200.0%	12	6	- 50.0%
Days on Market Until Sale	2	25	+ 1150.0%	76	40	- 47.4%
Median Sales Price*	\$92,000	\$435,000	+ 372.8%	\$110,000	\$507,500	+ 361.4%
Average Sales Price*	\$92,000	\$417,667	+ 354.0%	\$183,742	\$433,000	+ 135.7%
Percent of List Price Received*	102.2%	97.4%	- 4.7%	93.2%	98.5%	+ 5.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	3.3	4.8	+ 45.5%	--	--	--

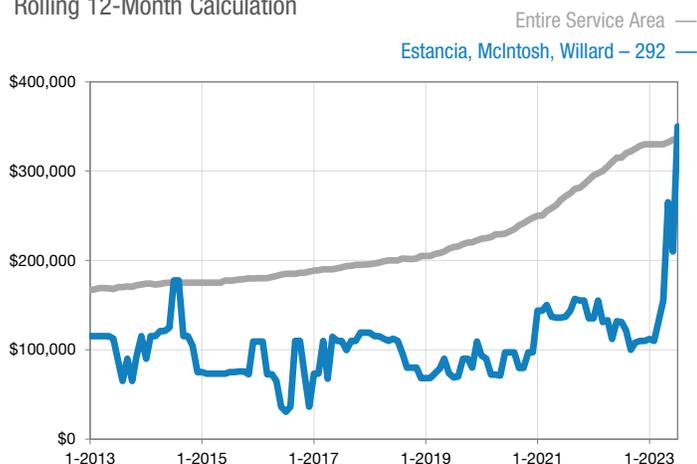
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	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.

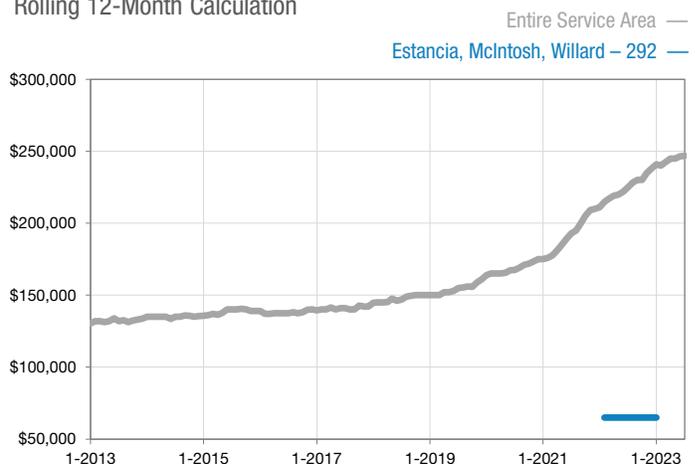
Median Sales Price - Single-Family Detached

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.