

# Local Market Update for August 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	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	3	1	- 66.7%	16	16	0.0%
Pending Sales	2	2	0.0%	14	8	- 42.9%
Closed Sales	0	1	--	12	7	- 41.7%
Days on Market Until Sale	--	44	--	76	41	- 46.1%
Median Sales Price*	--	\$180,000	--	\$110,000	\$435,000	+ 295.5%
Average Sales Price*	--	\$180,000	--	\$183,742	\$396,857	+ 116.0%
Percent of List Price Received*	--	90.0%	--	93.2%	97.3%	+ 4.4%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

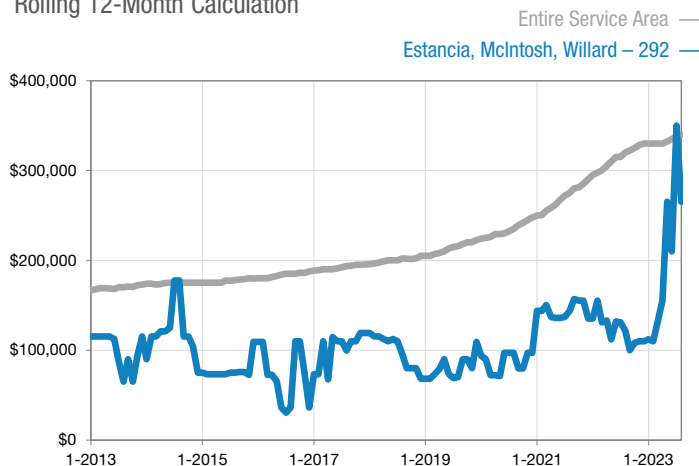
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	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.

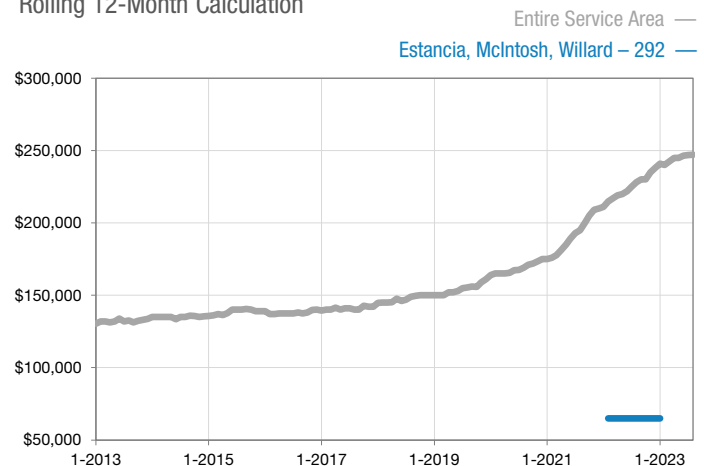
### Median Sales Price - Single-Family Detached

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.