

Local Market Update for October 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	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
Key Metrics						
New Listings	0	1	--	18	19	+ 5.6%
Pending Sales	1	2	+ 100.0%	15	11	- 26.7%
Closed Sales	0	1	--	14	10	- 28.6%
Days on Market Until Sale	--	67	--	68	36	- 47.1%
Median Sales Price*	--	\$365,000	--	\$100,000	\$292,500	+ 192.5%
Average Sales Price*	--	\$365,000	--	\$160,564	\$339,076	+ 111.2%
Percent of List Price Received*	--	94.8%	--	88.7%	97.4%	+ 9.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

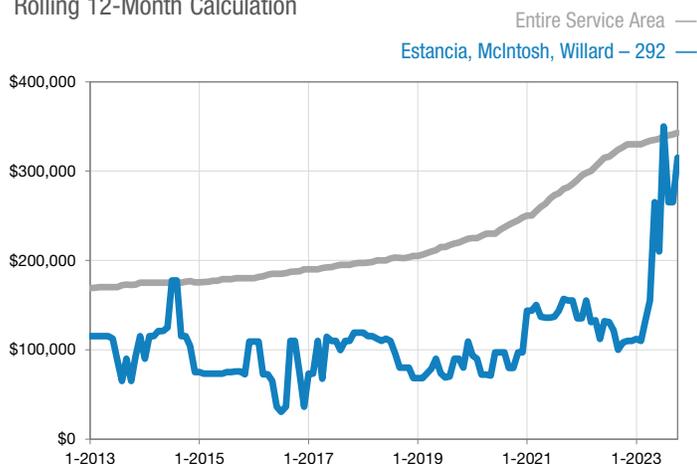
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	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.

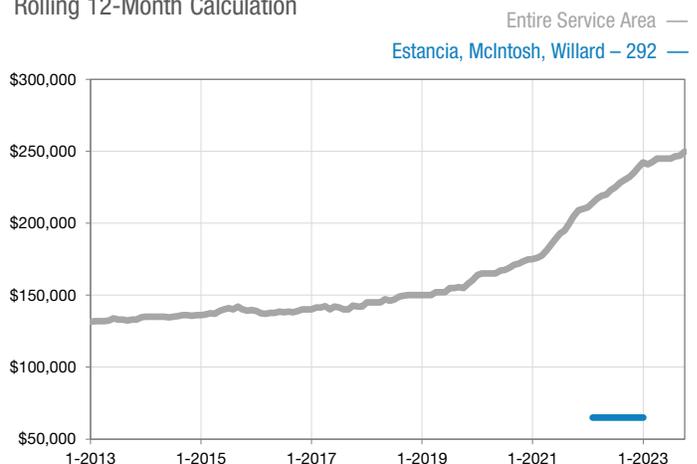
Median Sales Price - Single-Family Detached

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.