

Local Market Update for February 2023

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	34	22	- 35.3%	61	47	- 23.0%
Pending Sales	34	32	- 5.9%	57	60	+ 5.3%
Closed Sales	23	26	+ 13.0%	58	45	- 22.4%
Days on Market Until Sale	16	31	+ 93.8%	15	28	+ 86.7%
Median Sales Price*	\$379,000	\$414,500	+ 9.4%	\$373,500	\$429,000	+ 14.9%
Average Sales Price*	\$425,409	\$454,935	+ 6.9%	\$422,332	\$485,740	+ 15.0%
Percent of List Price Received*	102.5%	99.2%	- 3.2%	102.0%	98.5%	- 3.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--

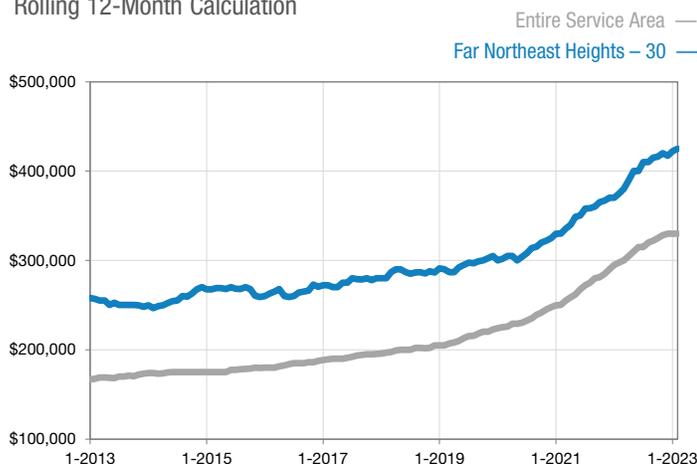
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	18	15	- 16.7%
Pending Sales	11	8	- 27.3%	16	16	0.0%
Closed Sales	2	7	+ 250.0%	10	15	+ 50.0%
Days on Market Until Sale	1	3	+ 200.0%	5	23	+ 360.0%
Median Sales Price*	\$295,000	\$296,000	+ 0.3%	\$270,000	\$305,000	+ 13.0%
Average Sales Price*	\$295,000	\$286,166	- 3.0%	\$273,100	\$306,798	+ 12.3%
Percent of List Price Received*	100.2%	98.8%	- 1.4%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	0.0%	--	--	--

* 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.

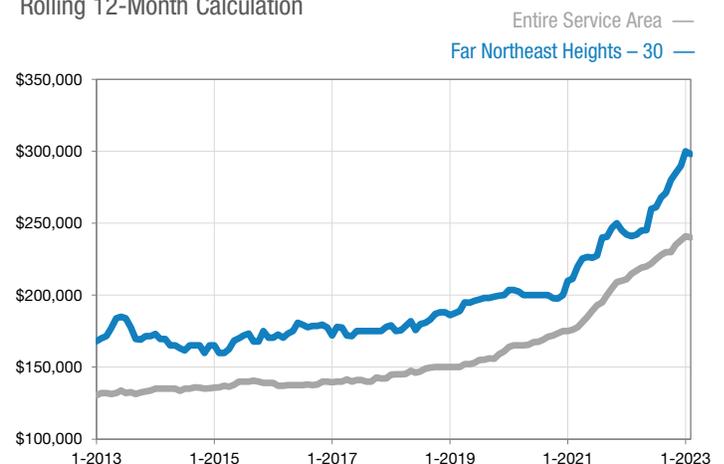
Median Sales Price - Single-Family Detached

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.