Local Market Update for February 2023

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

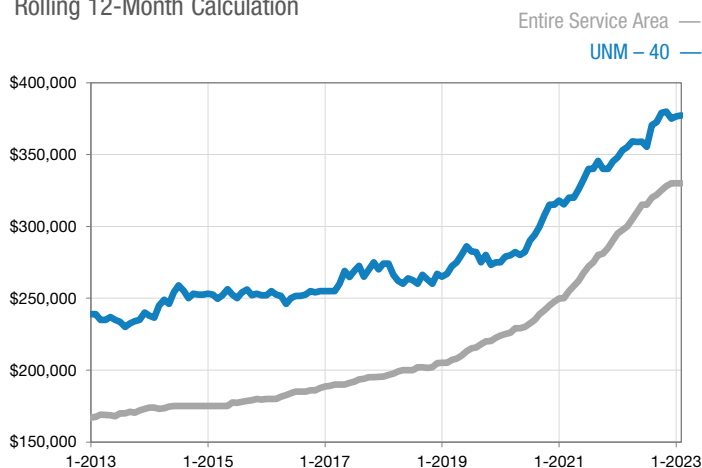| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	22	16	- 27.3%	31	29	- 6.5%
Pending Sales	14	18	+ 28.6%	25	23	- 8.0%
Closed Sales	11	6	- 45.5%	23	12	- 47.8%
Days on Market Until Sale	5	18	+ 260.0%	7	14	+ 100.0%
Median Sales Price*	$348,000	$387,500	+ 11.4%	$355,000	$362,500	+ 2.1%
Average Sales Price*	$420,009	$394,583	- 6.1%	$388,742	$379,783	- 2.3%
Percent of List Price Received*	102.8%	98.5%	- 4.2%	102.8%	98.8%	- 3.9%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	2	1	- 50.0%	3	1	- 66.7%
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	9	--	--
Median Sales Price*	--	--	--	$400,000	--	--
Average Sales Price*	--	--	--	$400,000	--	--
Percent of List Price Received*	--	--	--	91.4%	--	--
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.
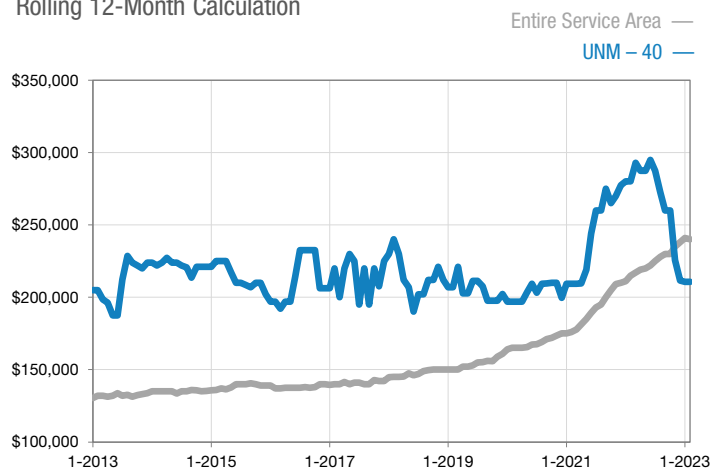
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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.