

Local Market Update for February 2023

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



87120

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	80	65	- 18.8%	172	124	- 27.9%
Pending Sales	80	66	- 17.5%	153	118	- 22.9%
Closed Sales	60	38	- 36.7%	139	85	- 38.8%
Days on Market Until Sale	13	32	+ 146.2%	15	35	+ 133.3%
Median Sales Price*	\$320,000	\$328,000	+ 2.5%	\$325,000	\$330,000	+ 1.5%
Average Sales Price*	\$381,845	\$372,078	- 2.6%	\$384,820	\$373,252	- 3.0%
Percent of List Price Received*	101.0%	99.5%	- 1.5%	101.2%	99.6%	- 1.6%
Inventory of Homes for Sale	58	70	+ 20.7%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

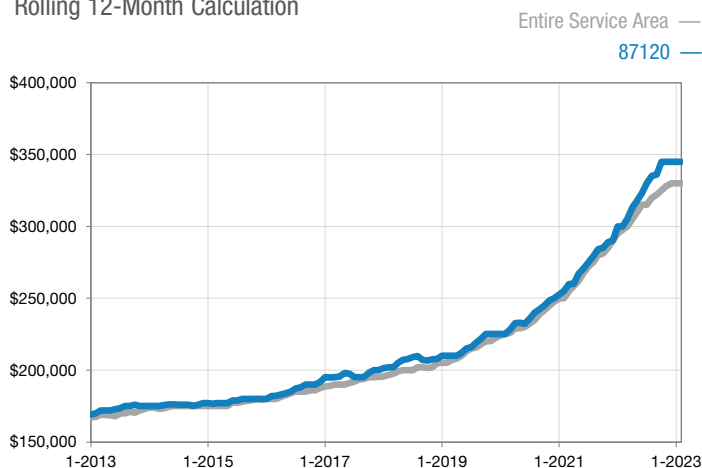
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	12	5	- 58.3%	18	11	- 38.9%
Pending Sales	12	6	- 50.0%	17	18	+ 5.9%
Closed Sales	3	8	+ 166.7%	18	20	+ 11.1%
Days on Market Until Sale	21	51	+ 142.9%	10	37	+ 270.0%
Median Sales Price*	\$220,000	\$232,500	+ 5.7%	\$214,000	\$240,000	+ 12.1%
Average Sales Price*	\$234,000	\$261,738	+ 11.9%	\$226,139	\$251,321	+ 11.1%
Percent of List Price Received*	101.8%	97.7%	- 4.0%	102.8%	96.9%	- 5.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.1	0.2	+ 100.0%	--	--	--

* 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.

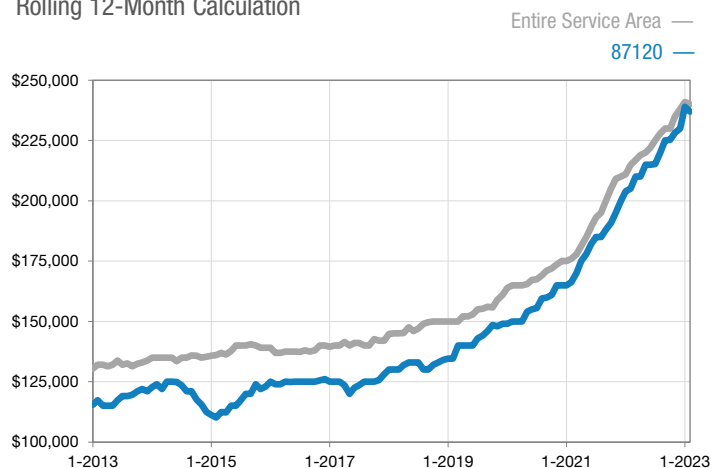
Median Sales Price - Single-Family Detached

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.