

Local Market Update for February 2023

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	53	34	- 35.8%	96	68	- 29.2%
Pending Sales	55	44	- 20.0%	93	87	- 6.5%
Closed Sales	36	46	+ 27.8%	83	74	- 10.8%
Days on Market Until Sale	16	27	+ 68.8%	19	26	+ 36.8%
Median Sales Price*	\$408,000	\$384,000	- 5.9%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$505,472	\$434,333	- 14.1%	\$473,587	\$471,572	- 0.4%
Percent of List Price Received*	102.5%	98.6%	- 3.8%	101.3%	98.2%	- 3.1%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	0.2	0.5	+ 150.0%	--	--	--

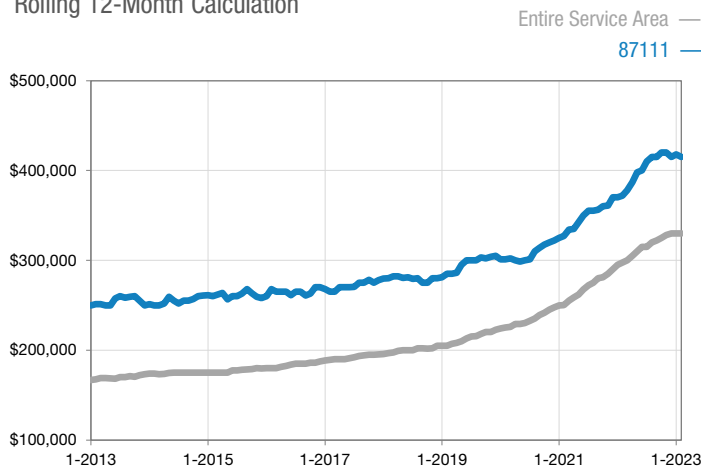
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	15	8	- 46.7%	24	19	- 20.8%
Pending Sales	15	10	- 33.3%	23	24	+ 4.3%
Closed Sales	5	11	+ 120.0%	16	23	+ 43.8%
Days on Market Until Sale	1	15	+ 1400.0%	7	25	+ 257.1%
Median Sales Price*	\$319,000	\$265,000	- 16.9%	\$294,500	\$296,000	+ 0.5%
Average Sales Price*	\$317,800	\$264,641	- 16.7%	\$283,406	\$303,581	+ 7.1%
Percent of List Price Received*	102.2%	98.0%	- 4.1%	101.3%	98.6%	- 2.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.2	0.1	- 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.

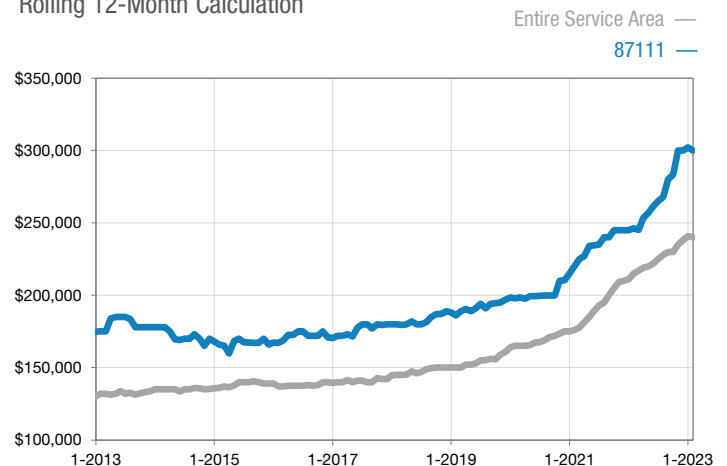
Median Sales Price - Single-Family Detached

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.