

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		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	51	36	- 29.4%	91	62	- 31.9%
Pending Sales	46	37	- 19.6%	82	67	- 18.3%
Closed Sales	36	25	- 30.6%	75	50	- 33.3%
Days on Market Until Sale	16	31	+ 93.8%	18	28	+ 55.6%
Median Sales Price*	\$265,000	\$305,000	+ 15.1%	\$263,000	\$270,000	+ 2.7%
Average Sales Price*	\$280,156	\$323,099	+ 15.3%	\$280,105	\$299,687	+ 7.0%
Percent of List Price Received*	101.4%	99.0%	- 2.4%	100.8%	98.3%	- 2.5%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--

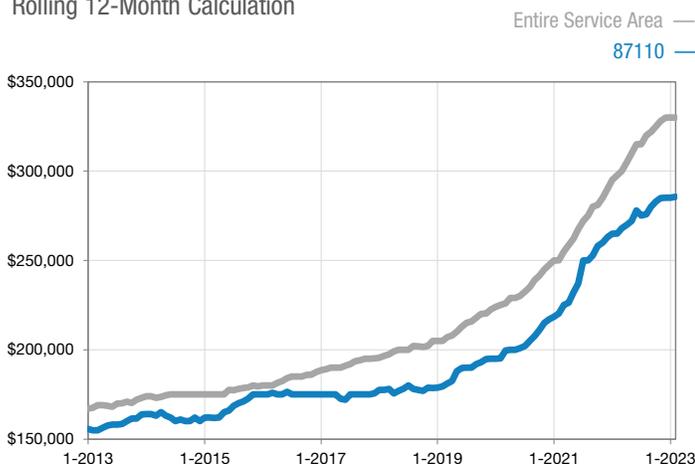
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	3	7	+ 133.3%	9	7	- 22.2%
Pending Sales	2	5	+ 150.0%	10	6	- 40.0%
Closed Sales	5	1	- 80.0%	8	4	- 50.0%
Days on Market Until Sale	9	1	- 88.9%	10	16	+ 60.0%
Median Sales Price*	\$127,070	\$327,000	+ 157.3%	\$142,000	\$246,000	+ 73.2%
Average Sales Price*	\$161,414	\$327,000	+ 102.6%	\$173,384	\$243,500	+ 40.4%
Percent of List Price Received*	102.6%	99.1%	- 3.4%	102.7%	99.4%	- 3.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

* 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.

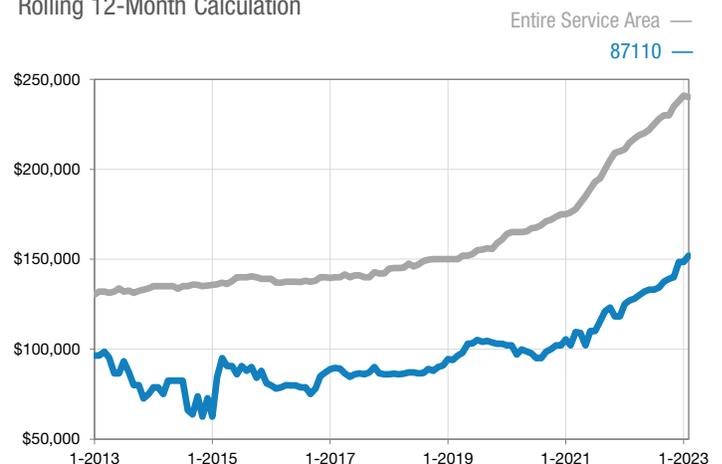
Median Sales Price - Single-Family Detached

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.