Local Market Update for February 2023

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

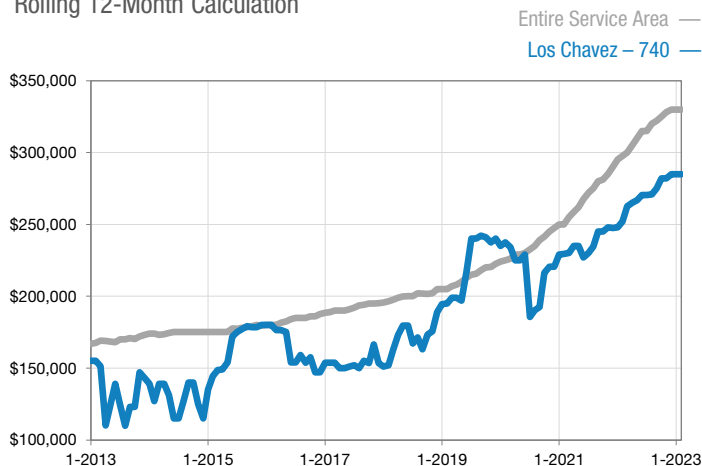| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	5	7	+ 40.0%	13	11	- 15.4%
Pending Sales	8	3	- 62.5%	16	4	- 75.0%
Closed Sales	5	1	- 80.0%	13	3	- 76.9%
Days on Market Until Sale	29	25	- 13.8%	21	43	+ 104.8%
Median Sales Price*	$275,000	$230,000	- 16.4%	$270,900	$254,000	- 6.2%
Average Sales Price*	$306,960	$230,000	- 25.1%	$280,846	$356,167	+ 26.8%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	100.1%	101.2%	+ 1.1%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

* 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	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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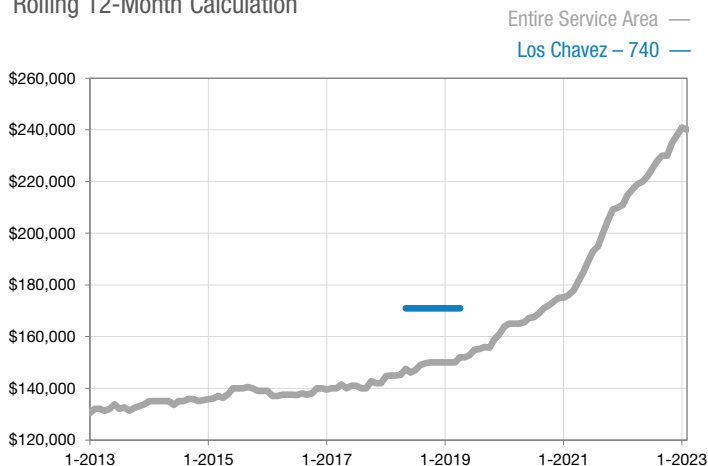
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Los Chavez – 740 —

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

Entire Service Area —
Los Chavez – 740 —

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.