

Local Market Update for February 2023

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



87144

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	117	77	- 34.2%	196	177	- 9.7%
Pending Sales	93	90	- 3.2%	174	171	- 1.7%
Closed Sales	81	67	- 17.3%	178	127	- 28.7%
Days on Market Until Sale	14	42	+ 200.0%	20	39	+ 95.0%
Median Sales Price*	\$365,000	\$348,000	- 4.7%	\$352,500	\$337,000	- 4.4%
Average Sales Price*	\$382,753	\$389,604	+ 1.8%	\$371,585	\$372,466	+ 0.2%
Percent of List Price Received*	101.2%	98.9%	- 2.3%	100.7%	99.1%	- 1.6%
Inventory of Homes for Sale	98	135	+ 37.8%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

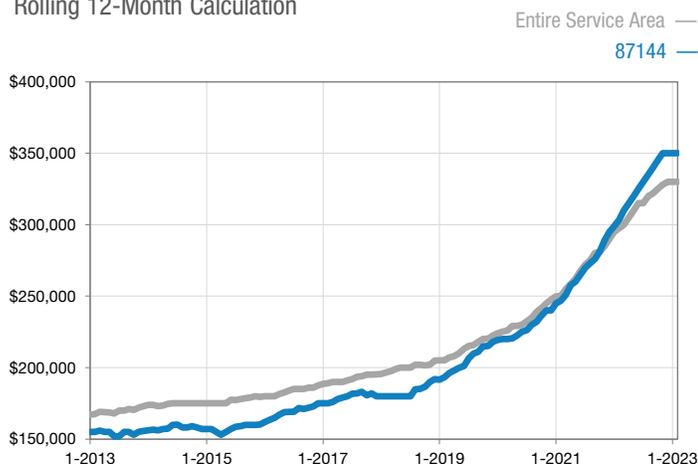
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	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.

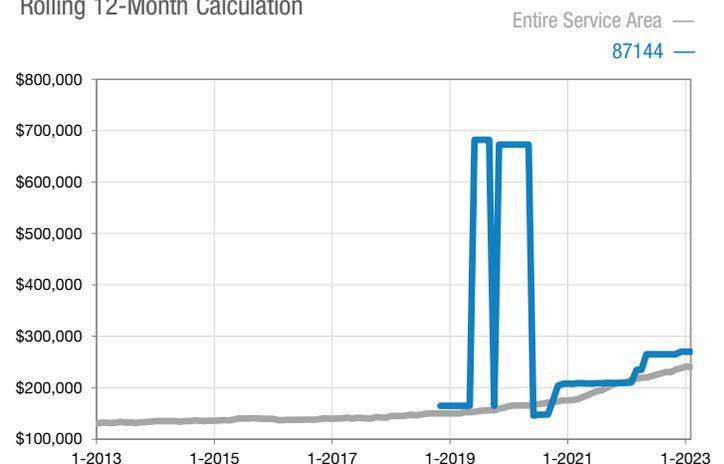
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.