Local Market Update for February 2023

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

gaar

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Single-Family Detached

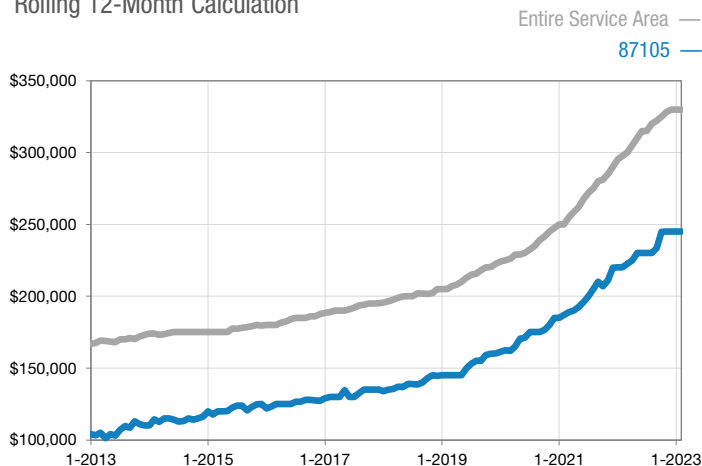| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	37	22	- 40.5%	82	49	- 40.2%
Pending Sales	38	23	- 39.5%	67	53	- 20.9%
Closed Sales	27	28	+ 3.7%	56	44	- 21.4%
Days on Market Until Sale	21	31	+ 47.6%	19	26	+ 36.8%
Median Sales Price*	$230,000	$256,500	+ 11.5%	$231,000	$264,000	+ 14.3%
Average Sales Price*	$248,008	$277,302	+ 11.8%	$246,590	$278,708	+ 13.0%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.7%	100.1%	+ 0.4%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--

* 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	2	0	- 100.0%	2	2	0.0%
Pending Sales	2	0	- 100.0%	2	5	+ 150.0%
Closed Sales	0	1	--	1	1	0.0%
Days on Market Until Sale	--	27	--	7	27	+ 285.7%
Median Sales Price*	--	$112,000	--	$180,000	$112,000	- 37.8%
Average Sales Price*	--	$112,000	--	$180,000	$112,000	- 37.8%
Percent of List Price Received*	--	96.6%	--	102.9%	96.6%	- 6.1%
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.
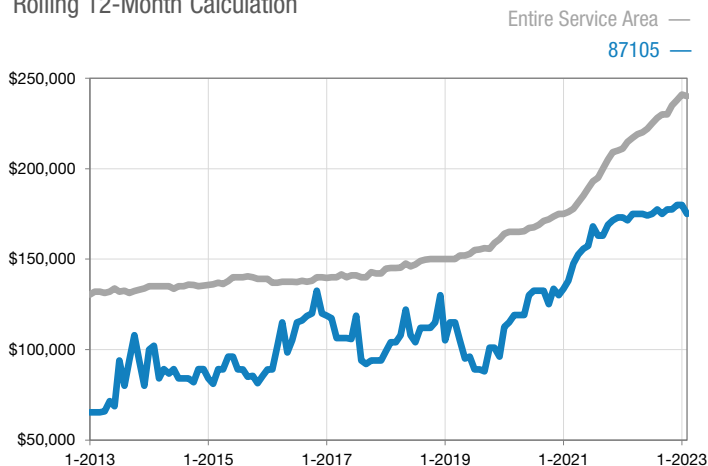
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87105 —

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

Entire Service Area —
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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.