

Local Market Update for February 2023

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



87102

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 9 | 9 | 0.0% | 27 | 23 | - 14.8% |
| Pending Sales | 9 | 10 | + 11.1% | 24 | 26 | + 8.3% |
| Closed Sales | 15 | 9 | - 40.0% | 18 | 18 | 0.0% |
| Days on Market Until Sale | 17 | 32 | + 88.2% | 16 | 31 | + 93.8% |
| Median Sales Price* | \$215,000 | \$210,000 | - 2.3% | \$205,500 | \$240,000 | + 16.8% |
| Average Sales Price* | \$218,233 | \$230,500 | + 5.6% | \$215,639 | \$269,464 | + 25.0% |
| Percent of List Price Received* | 105.1% | 98.6% | - 6.2% | 104.4% | 97.8% | - 6.3% |
| Inventory of Homes for Sale | 17 | 17 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |

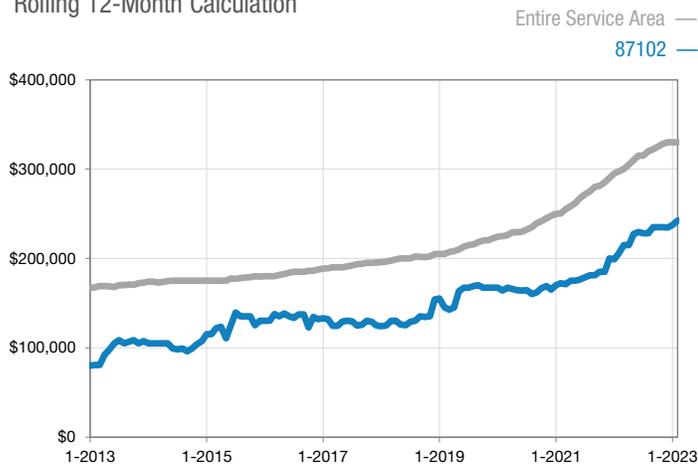
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 6 | - 14.3% | 9 | 11 | + 22.2% |
| Pending Sales | 6 | 3 | - 50.0% | 11 | 9 | - 18.2% |
| Closed Sales | 4 | 6 | + 50.0% | 10 | 9 | - 10.0% |
| Days on Market Until Sale | 18 | 50 | + 177.8% | 21 | 41 | + 95.2% |
| Median Sales Price* | \$299,000 | \$285,000 | - 4.7% | \$258,750 | \$247,000 | - 4.5% |
| Average Sales Price* | \$307,500 | \$280,167 | - 8.9% | \$277,745 | \$252,667 | - 9.0% |
| Percent of List Price Received* | 99.9% | 97.5% | - 2.4% | 99.7% | 96.1% | - 3.6% |
| Inventory of Homes for Sale | 4 | 14 | + 250.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 3.2 | + 540.0% | -- | -- | -- |

* 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.