

Local Market Update for February 2023

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	37	25	- 32.4%
Pending Sales	19	13	- 31.6%	33	25	- 24.2%
Closed Sales	14	14	0.0%	28	21	- 25.0%
Days on Market Until Sale	15	24	+ 60.0%	16	19	+ 18.8%
Median Sales Price*	\$212,000	\$217,500	+ 2.6%	\$202,500	\$225,000	+ 11.1%
Average Sales Price*	\$235,750	\$239,750	+ 1.7%	\$217,425	\$234,452	+ 7.8%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	99.2%	100.3%	+ 1.1%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--

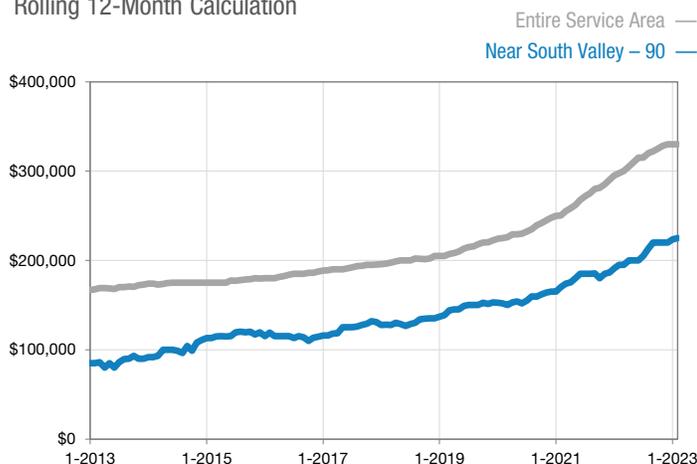
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	2	--
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	27	--	--	27	--
Median Sales Price*	--	\$112,000	--	--	\$112,000	--
Average Sales Price*	--	\$112,000	--	--	\$112,000	--
Percent of List Price Received*	--	96.6%	--	--	96.6%	--
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.

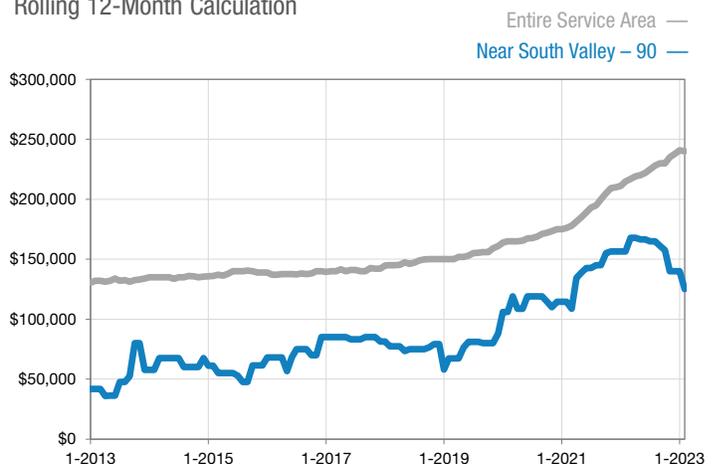
Median Sales Price - Single-Family Detached

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.