

# Local Market Update for February 2023

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



## Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

| Single-Family Detached          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2022      | 2023             | Percent Change | Thru 2-2022  | Thru 2-2023      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 9         | 17               | + 88.9%        | 23           | 26               | + 13.0%        |
| Pending Sales                   | 12        | 17               | + 41.7%        | 28           | 24               | - 14.3%        |
| Closed Sales                    | 8         | 9                | + 12.5%        | 25           | 14               | - 44.0%        |
| Days on Market Until Sale       | 10        | 27               | + 170.0%       | 31           | 29               | - 6.5%         |
| Median Sales Price*             | \$445,500 | <b>\$562,460</b> | + 26.3%        | \$480,000    | <b>\$466,500</b> | - 2.8%         |
| Average Sales Price*            | \$507,188 | <b>\$536,611</b> | + 5.8%         | \$520,736    | <b>\$495,964</b> | - 4.8%         |
| Percent of List Price Received* | 102.2%    | <b>99.5%</b>     | - 2.6%         | 100.2%       | <b>99.3%</b>     | - 0.9%         |
| Inventory of Homes for Sale     | 8         | 9                | + 12.5%        | --           | --               | --             |
| Months Supply of Inventory      | 0.4       | <b>0.6</b>       | + 50.0%        | --           | --               | --             |

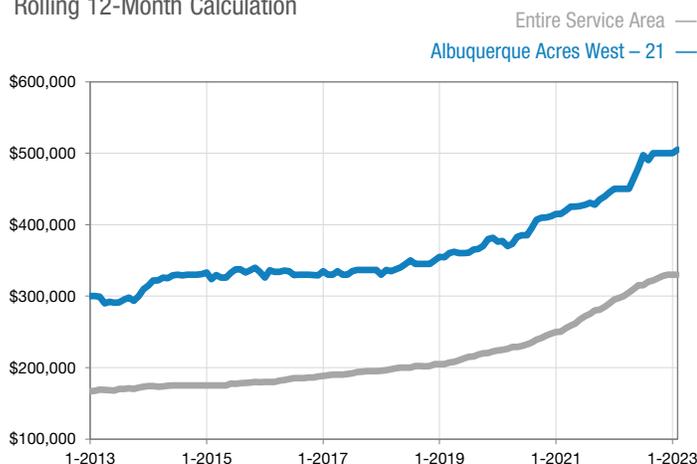
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | February  |      |                | Year to Date |             |                |
|---------------------------------|-----------|------|----------------|--------------|-------------|----------------|
|                                 | 2022      | 2023 | Percent Change | Thru 2-2022  | Thru 2-2023 | Percent Change |
| <b>Key Metrics</b>              |           |      |                |              |             |                |
| New Listings                    | 0         | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Pending Sales                   | 0         | 0    | 0.0%           | 1            | 0           | - 100.0%       |
| Closed Sales                    | 2         | 0    | - 100.0%       | 2            | 0           | - 100.0%       |
| Days on Market Until Sale       | 2         | --   | --             | 2            | --          | --             |
| Median Sales Price*             | \$360,000 | --   | --             | \$360,000    | --          | --             |
| Average Sales Price*            | \$360,000 | --   | --             | \$360,000    | --          | --             |
| Percent of List Price Received* | 103.0%    | --   | --             | 103.0%       | --          | --             |
| 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.

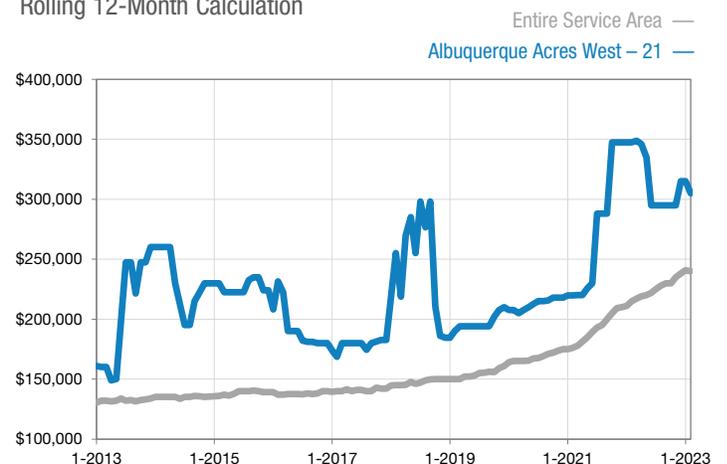
### Median Sales Price - Single-Family Detached

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.