Local Market Update for February 2023

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

gaar

87122

Single-Family Detached

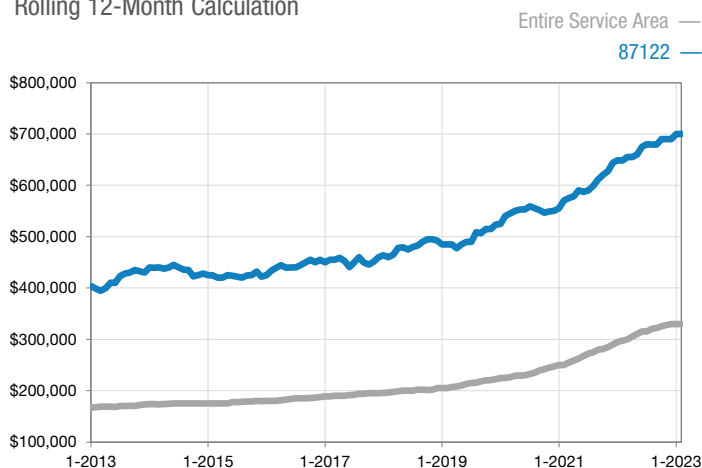| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	21	21	0.0%	38	31	- 18.4%
Pending Sales	25	22	- 12.0%	44	33	- 25.0%
Closed Sales	13	8	- 38.5%	28	24	- 14.3%
Days on Market Until Sale	11	35	+ 218.2%	19	37	+ 94.7%
Median Sales Price*	$742,000	$740,000	- 0.3%	$654,000	$752,500	+ 15.1%
Average Sales Price*	$813,769	$722,945	- 11.2%	$708,359	$798,507	+ 12.7%
Percent of List Price Received*	103.1%	97.8%	- 5.1%	101.4%	97.2%	- 4.1%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	2	--	--	2	12	+ 500.0%
Median Sales Price*	$425,000	--	--	$425,000	$300,900	- 29.2%
Average Sales Price*	$425,000	--	--	$425,000	$300,900	- 29.2%
Percent of List Price Received*	102.4%	--	--	102.4%	120.4%	+ 17.6%
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.
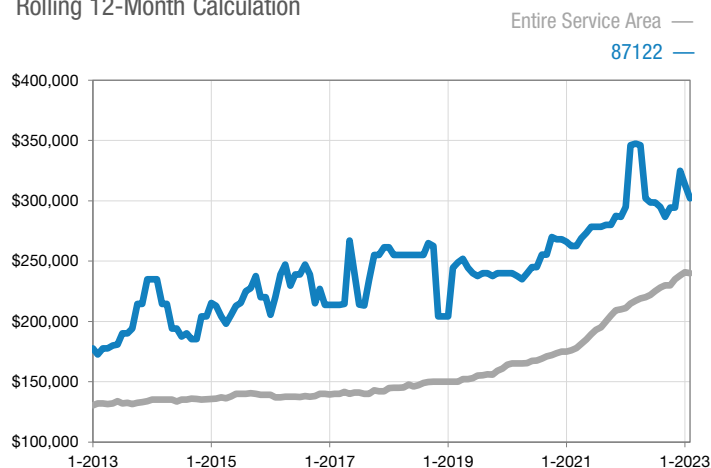
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87122 —

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

Entire Service Area —
87122 —

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.