Local Market Update for February 2023

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

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Single-Family Detached

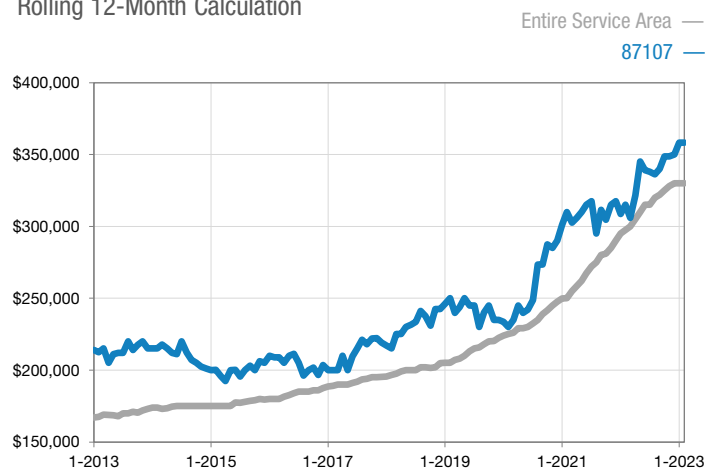| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	23	19	- 17.4%	70	35	- 50.0%
Pending Sales	21	18	- 14.3%	47	34	- 27.7%
Closed Sales	23	14	- 39.1%	41	27	- 34.1%
Days on Market Until Sale	27	53	+ 96.3%	28	43	+ 53.6%
Median Sales Price*	$359,900	$365,100	+ 1.4%	$285,000	$330,833	+ 16.1%
Average Sales Price*	$438,256	$396,609	- 9.5%	$388,424	$389,999	+ 0.4%
Percent of List Price Received*	99.5%	98.0%	- 1.5%	99.3%	98.2%	- 1.1%
Inventory of Homes for Sale	52	50	- 3.8%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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	8	4	- 50.0%	12	8	- 33.3%
Pending Sales	9	7	- 22.2%	14	8	- 42.9%
Closed Sales	6	0	- 100.0%	11	2	- 81.8%
Days on Market Until Sale	33	--	--	28	10	- 64.3%
Median Sales Price*	$273,795	--	--	$249,000	$247,000	- 0.8%
Average Sales Price*	$275,845	--	--	$257,097	$247,000	- 3.9%
Percent of List Price Received*	103.0%	--	--	101.8%	98.4%	- 3.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.
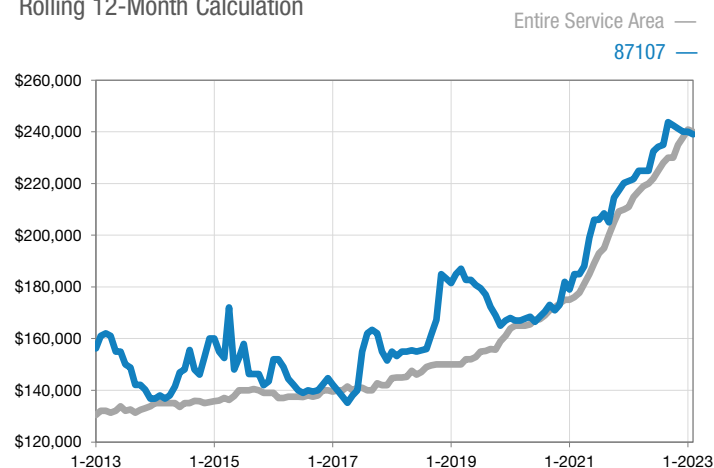
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
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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.