Local Market Update for February 2023

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

gaar

87031

Single-Family Detached

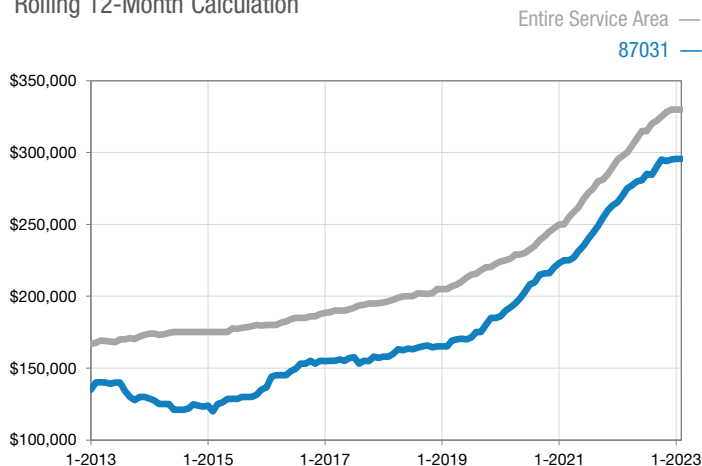| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	66	57	- 13.6%	112	135	+ 20.5%
Pending Sales	59	68	+ 15.3%	96	115	+ 19.8%
Closed Sales	31	39	+ 25.8%	69	74	+ 7.2%
Days on Market Until Sale	33	48	+ 45.5%	28	54	+ 92.9%
Median Sales Price*	$275,000	$279,900	+ 1.8%	$285,000	$285,000	0.0%
Average Sales Price*	$304,674	$288,115	- 5.4%	$310,036	$297,426	- 4.1%
Percent of List Price Received*	100.2%	99.0%	- 1.2%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	80	124	+ 55.0%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--

* 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	0	1	--	0	3	--
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Days on Market Until Sale	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	$180,000	$217,500	+ 20.8%	$180,000	$217,500	+ 20.8%
Average Sales Price*	$180,000	$217,500	+ 20.8%	$180,000	$217,500	+ 20.8%
Percent of List Price Received*	102.9%	106.1%	+ 3.1%	102.9%	106.1%	+ 3.1%
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.
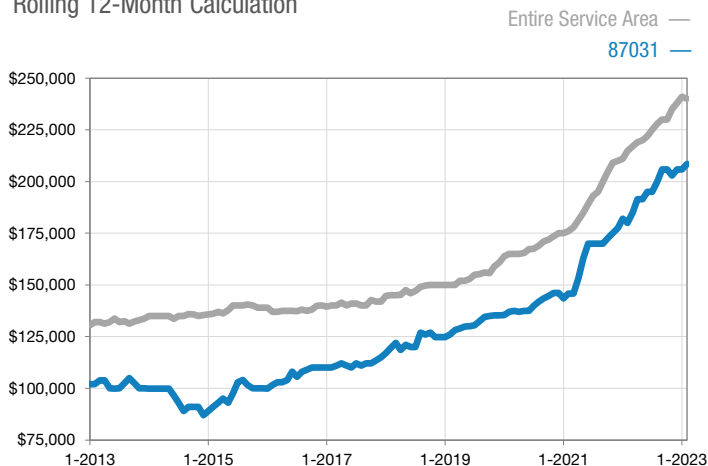
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87031 —

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

Entire Service Area —
87031 —

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.

Current as of March 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.