

# 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		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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	\$562,460	+ 26.3%	\$480,000	\$466,500	- 2.8%
Average Sales Price*	\$507,188	\$536,611	+ 5.8%	\$520,736	\$495,964	- 4.8%
Percent of List Price Received*	102.2%	99.5%	- 2.6%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

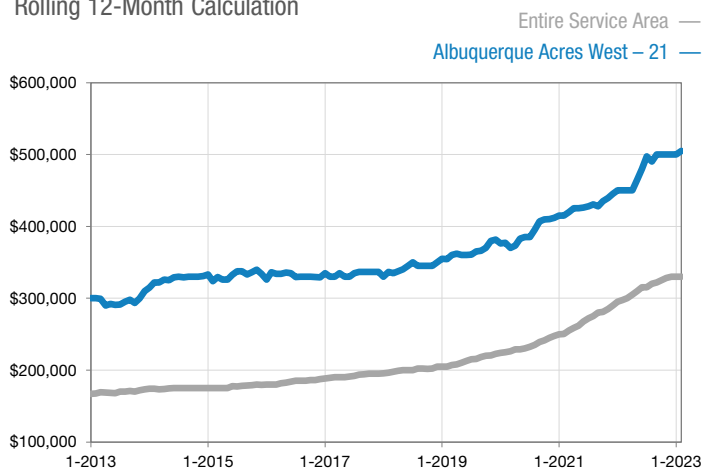
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
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.

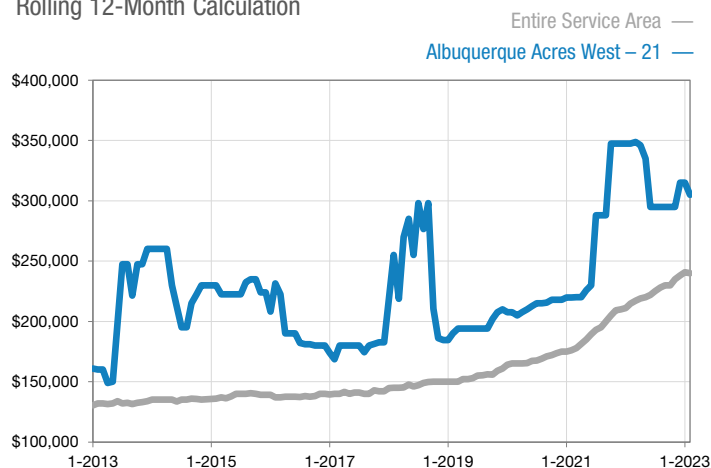
### Median Sales Price - Single-Family Detached

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.