

Local Market Update for February 2023

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



87108

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	28	21	- 25.0%	47	40	- 14.9%
Pending Sales	23	18	- 21.7%	40	37	- 7.5%
Closed Sales	14	17	+ 21.4%	39	33	- 15.4%
Days on Market Until Sale	24	35	+ 45.8%	23	36	+ 56.5%
Median Sales Price*	\$239,000	\$292,500	+ 22.4%	\$239,000	\$260,000	+ 8.8%
Average Sales Price*	\$259,741	\$298,987	+ 15.1%	\$266,830	\$281,599	+ 5.5%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

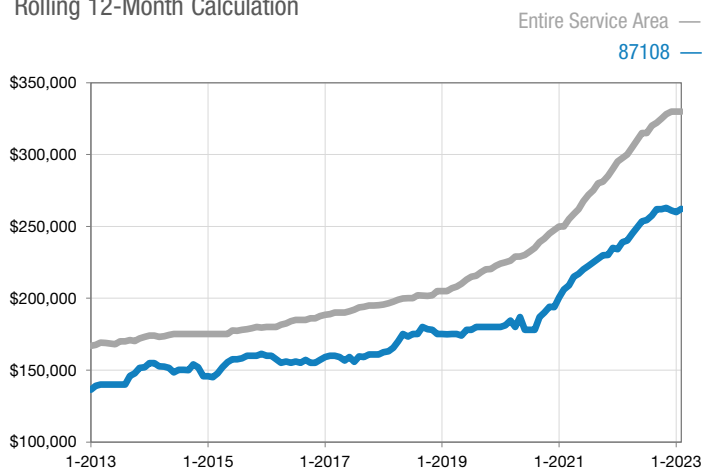
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	3	5	+ 66.7%	6	11	+ 83.3%
Pending Sales	2	8	+ 300.0%	4	8	+ 100.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Days on Market Until Sale	12	6	- 50.0%	33	21	- 36.4%
Median Sales Price*	\$187,000	\$77,000	- 58.8%	\$119,000	\$105,500	- 11.3%
Average Sales Price*	\$187,000	\$77,000	- 58.8%	\$151,667	\$105,500	- 30.4%
Percent of List Price Received*	99.2%	96.4%	- 2.8%	99.5%	97.8%	- 1.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

* 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.

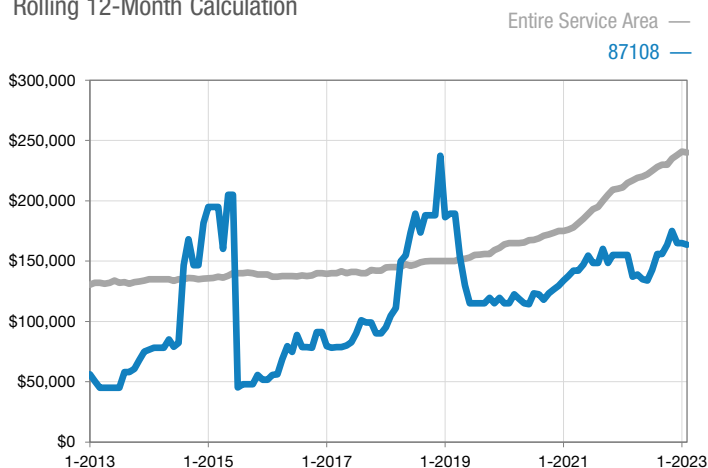
Median Sales Price - Single-Family Detached

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.