

# Local Market Update for February 2023

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



## North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	8	10	+ 25.0%	14	18	+ 28.6%
Pending Sales	11	10	- 9.1%	19	17	- 10.5%
Closed Sales	8	5	- 37.5%	21	10	- 52.4%
Days on Market Until Sale	50	22	- 56.0%	40	22	- 45.0%
Median Sales Price*	\$452,500	<b>\$430,000</b>	- 5.0%	\$460,000	<b>\$373,500</b>	- 18.8%
Average Sales Price*	\$555,513	<b>\$527,800</b>	- 5.0%	\$539,552	<b>\$461,100</b>	- 14.5%
Percent of List Price Received*	97.7%	<b>99.8%</b>	+ 2.1%	98.1%	<b>99.2%</b>	+ 1.1%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

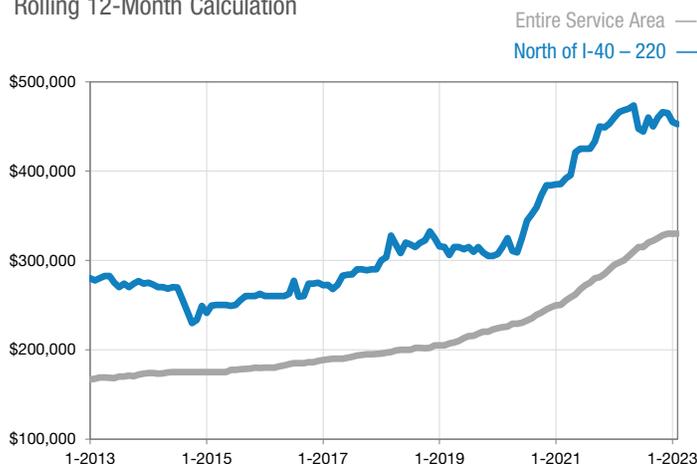
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

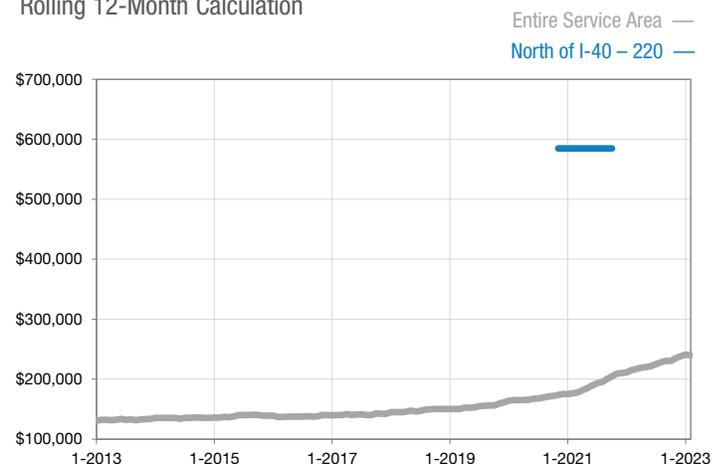
### Median Sales Price - Single-Family Detached

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.