

Local Market Update for February 2023

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	59	54	- 8.5%	129	95	- 26.4%
Pending Sales	59	47	- 20.3%	123	108	- 12.2%
Closed Sales	45	46	+ 2.2%	92	85	- 7.6%
Days on Market Until Sale	7	35	+ 400.0%	8	32	+ 300.0%
Median Sales Price*	\$240,431	\$250,000	+ 4.0%	\$239,950	\$249,000	+ 3.8%
Average Sales Price*	\$240,063	\$259,584	+ 8.1%	\$236,592	\$256,585	+ 8.5%
Percent of List Price Received*	103.8%	99.6%	- 4.0%	102.8%	99.4%	- 3.3%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

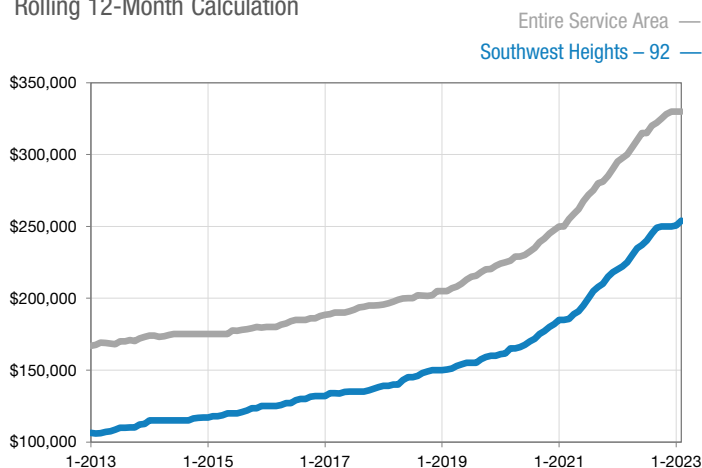
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	3	1	- 66.7%	4	1	- 75.0%
Pending Sales	3	1	- 66.7%	5	4	- 20.0%
Closed Sales	1	3	+ 200.0%	2	3	+ 50.0%
Days on Market Until Sale	14	29	+ 107.1%	9	29	+ 222.2%
Median Sales Price*	\$176,000	\$250,000	+ 42.0%	\$208,000	\$250,000	+ 20.2%
Average Sales Price*	\$176,000	\$241,000	+ 36.9%	\$208,000	\$241,000	+ 15.9%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

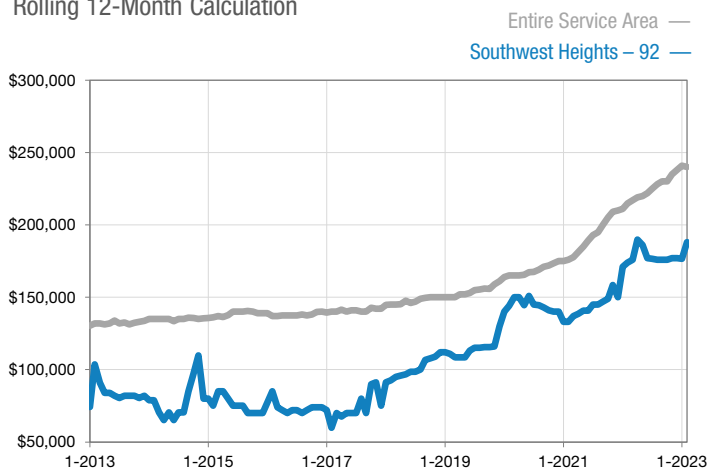
Median Sales Price - Single-Family Detached

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.