

# Local Market Update for February 2023

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

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	13	8	- 38.5%	25	21	- 16.0%
Pending Sales	11	8	- 27.3%	20	27	+ 35.0%
Closed Sales	8	16	+ 100.0%	18	30	+ 66.7%
Days on Market Until Sale	11	32	+ 190.9%	14	32	+ 128.6%
Median Sales Price*	\$393,000	<b>\$434,000</b>	+ 10.4%	\$376,000	<b>\$434,000</b>	+ 15.4%
Average Sales Price*	\$429,063	<b>\$453,125</b>	+ 5.6%	\$392,403	<b>\$449,797</b>	+ 14.6%
Percent of List Price Received*	105.3%	<b>98.2%</b>	- 6.7%	103.0%	<b>99.0%</b>	- 3.9%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.6	<b>0.7</b>	+ 16.7%	--	--	--

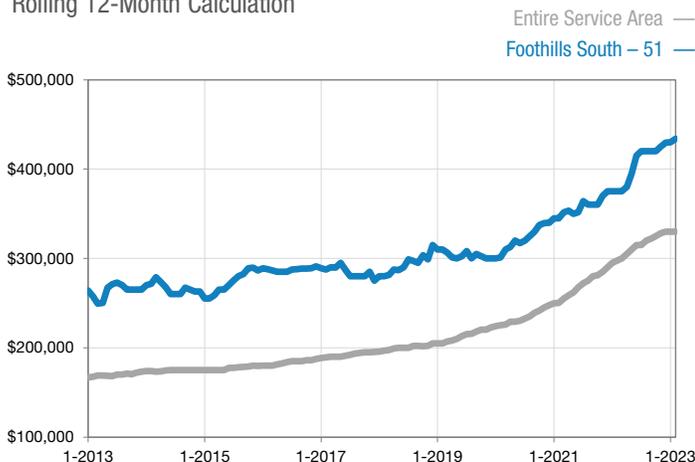
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	2	2	0.0%	4	3	- 25.0%
Pending Sales	2	2	0.0%	5	3	- 40.0%
Closed Sales	3	1	- 66.7%	6	8	+ 33.3%
Days on Market Until Sale	5	96	+ 1820.0%	4	31	+ 675.0%
Median Sales Price*	\$270,000	<b>\$205,000</b>	- 24.1%	\$270,000	<b>\$250,000</b>	- 7.4%
Average Sales Price*	\$292,353	<b>\$205,000</b>	- 29.9%	\$303,660	<b>\$250,300</b>	- 17.6%
Percent of List Price Received*	103.0%	<b>97.6%</b>	- 5.2%	103.2%	<b>99.8%</b>	- 3.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	<b>0.2</b>	--	--	--	--

\* 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.