

Local Market Update for February 2023

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



87106

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	16	16	0.0%	37	37	0.0%
Pending Sales	15	18	+ 20.0%	29	31	+ 6.9%
Closed Sales	16	9	- 43.8%	33	14	- 57.6%
Days on Market Until Sale	6	61	+ 916.7%	9	44	+ 388.9%
Median Sales Price*	\$388,500	\$300,000	- 22.8%	\$345,000	\$347,500	+ 0.7%
Average Sales Price*	\$405,319	\$365,437	- 9.8%	\$372,818	\$371,162	- 0.4%
Percent of List Price Received*	103.7%	97.3%	- 6.2%	101.7%	98.2%	- 3.4%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

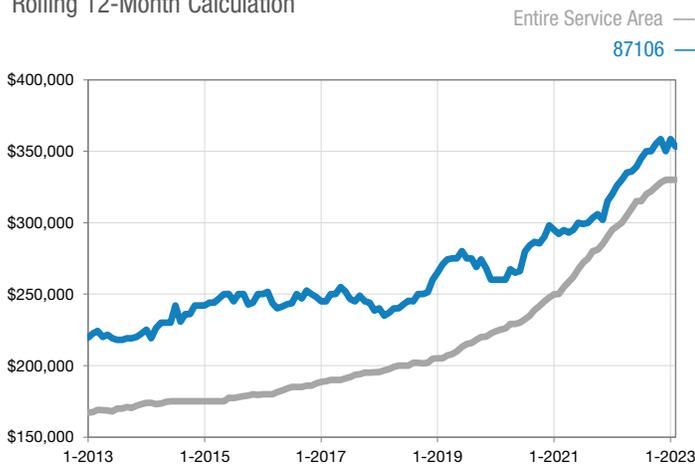
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	6	1	- 83.3%	9	2	- 77.8%
Pending Sales	4	4	0.0%	7	7	0.0%
Closed Sales	2	3	+ 50.0%	6	3	- 50.0%
Days on Market Until Sale	42	75	+ 78.6%	17	75	+ 341.2%
Median Sales Price*	\$77,000	\$200,000	+ 159.7%	\$286,250	\$200,000	- 30.1%
Average Sales Price*	\$77,000	\$214,667	+ 178.8%	\$244,417	\$214,667	- 12.2%
Percent of List Price Received*	91.8%	92.6%	+ 0.9%	96.3%	92.6%	- 3.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

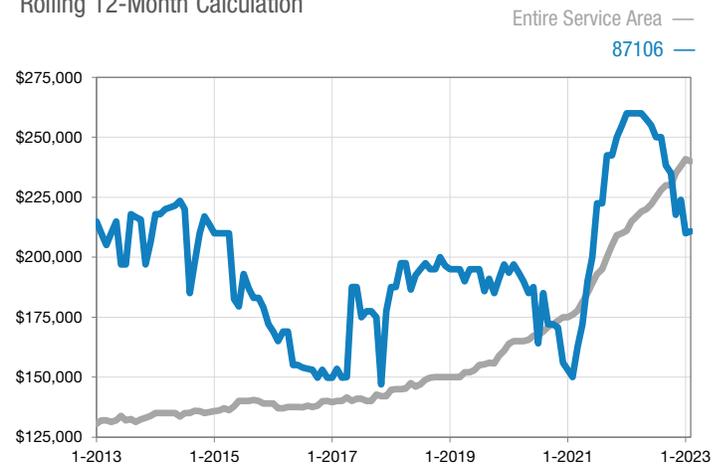
Median Sales Price - Single-Family Detached

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.