

# Local Market Update for February 2023

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, 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	14	13	- 7.1%	58	24	- 58.6%
Pending Sales	18	13	- 27.8%	39	27	- 30.8%
Closed Sales	19	13	- 31.6%	39	23	- 41.0%
Days on Market Until Sale	23	41	+ 78.3%	28	35	+ 25.0%
Median Sales Price*	\$267,000	<b>\$372,000</b>	+ 39.3%	\$260,000	<b>\$330,833</b>	+ 27.2%
Average Sales Price*	\$315,179	<b>\$401,040</b>	+ 27.2%	\$303,667	<b>\$354,842</b>	+ 16.9%
Percent of List Price Received*	102.1%	<b>99.9%</b>	- 2.2%	100.0%	<b>99.2%</b>	- 0.8%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

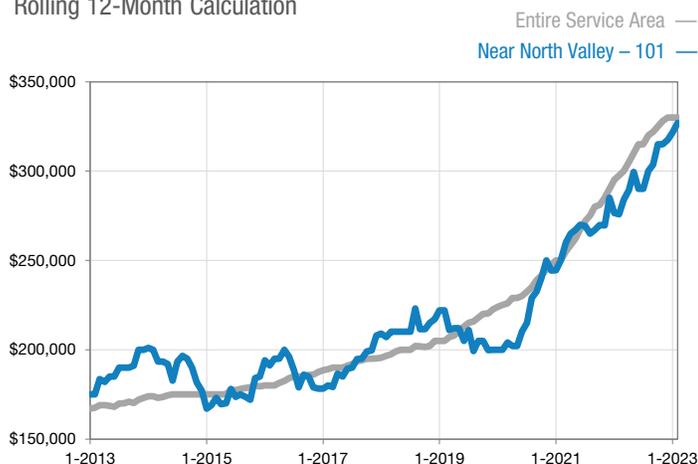
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	7	5	- 28.6%	14	6	- 57.1%
Pending Sales	9	7	- 22.2%	18	8	- 55.6%
Closed Sales	10	1	- 90.0%	15	3	- 80.0%
Days on Market Until Sale	23	38	+ 65.2%	24	19	- 20.8%
Median Sales Price*	\$273,795	<b>\$280,000</b>	+ 2.3%	\$249,000	<b>\$280,000</b>	+ 12.4%
Average Sales Price*	\$333,901	<b>\$280,000</b>	- 16.1%	\$305,050	<b>\$258,000</b>	- 15.4%
Percent of List Price Received*	101.1%	<b>100.4%</b>	- 0.7%	100.5%	<b>99.1%</b>	- 1.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

\* 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.

### 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.