

# Local Market Update for February 2023

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



## 87002

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	15	30	+ 100.0%	41	46	+ 12.2%
Pending Sales	23	21	- 8.7%	52	46	- 11.5%
Closed Sales	22	17	- 22.7%	48	31	- 35.4%
Days on Market Until Sale	18	40	+ 122.2%	20	41	+ 105.0%
Median Sales Price*	\$246,450	<b>\$235,000</b>	- 4.6%	\$227,500	<b>\$242,900</b>	+ 6.8%
Average Sales Price*	\$244,736	<b>\$229,394</b>	- 6.3%	\$233,731	<b>\$245,100</b>	+ 4.9%
Percent of List Price Received*	99.7%	<b>96.4%</b>	- 3.3%	100.0%	<b>97.1%</b>	- 2.9%
Inventory of Homes for Sale	50	51	+ 2.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

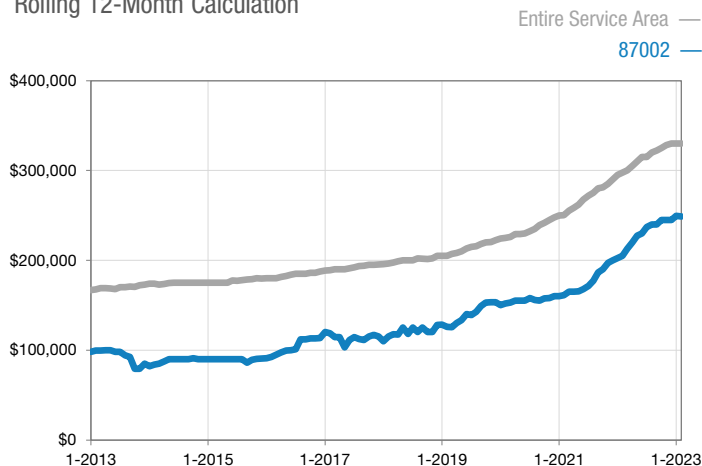
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	2	--	3	6	+ 100.0%
Pending Sales	1	3	+ 200.0%	3	5	+ 66.7%
Closed Sales	1	3	+ 200.0%	6	3	- 50.0%
Days on Market Until Sale	26	12	- 53.8%	12	12	0.0%
Median Sales Price*	\$167,000	<b>\$149,000</b>	- 10.8%	\$136,350	<b>\$149,000</b>	+ 9.3%
Average Sales Price*	\$167,000	<b>\$154,667</b>	- 7.4%	\$131,617	<b>\$154,667</b>	+ 17.5%
Percent of List Price Received*	101.5%	<b>99.7%</b>	- 1.8%	98.3%	<b>99.7%</b>	+ 1.4%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

\* 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.

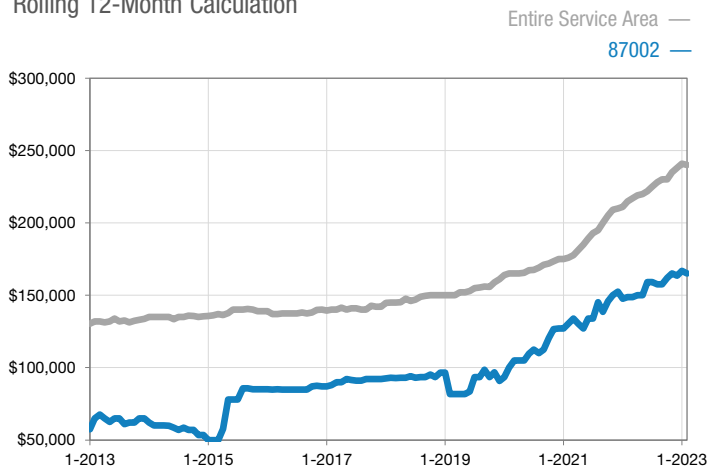
### Median Sales Price - Single-Family Detached

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.