

Local Market Update for February 2023

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	9	12	+ 33.3%	25	23	- 8.0%
Pending Sales	9	12	+ 33.3%	30	20	- 33.3%
Closed Sales	13	9	- 30.8%	27	14	- 48.1%
Days on Market Until Sale	29	22	- 24.1%	38	26	- 31.6%
Median Sales Price*	\$420,000	\$458,000	+ 9.0%	\$423,000	\$400,000	- 5.4%
Average Sales Price*	\$459,205	\$496,611	+ 8.1%	\$462,854	\$456,321	- 1.4%
Percent of List Price Received*	101.7%	99.1%	- 2.6%	100.6%	99.0%	- 1.6%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

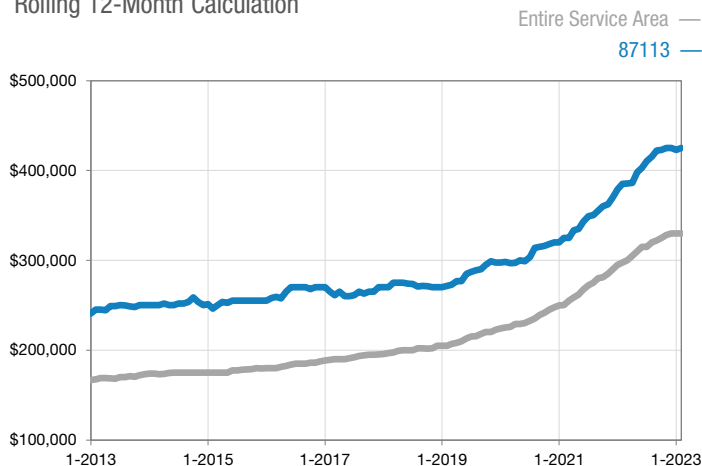
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	2	--	--	2	--	--
Median Sales Price*	\$252,500	--	--	\$220,000	--	--
Average Sales Price*	\$252,500	--	--	\$241,667	--	--
Percent of List Price Received*	105.6%	--	--	106.2%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.4	--	--	--	--

* 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.

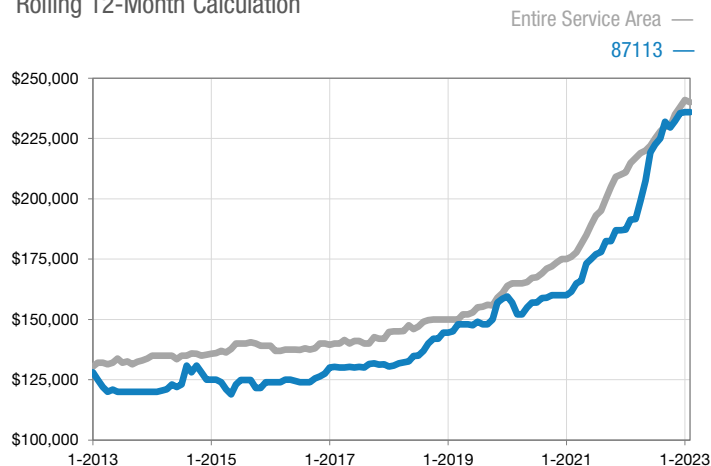
Median Sales Price - Single-Family Detached

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.