Local Market Update for February 2023

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

gaar

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Single-Family Detached

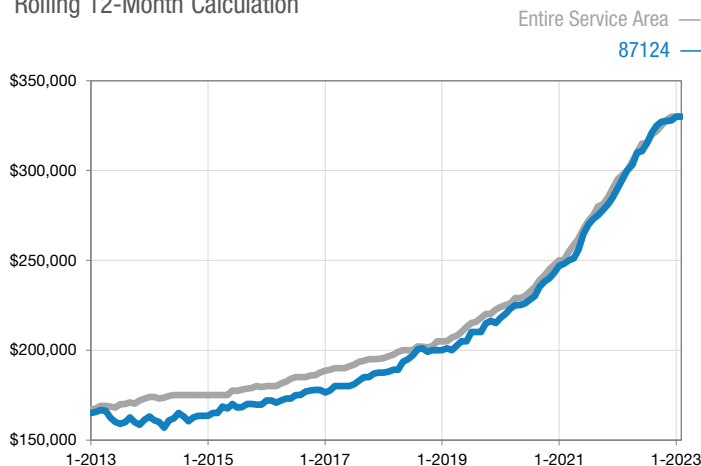| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	71	47	- 33.8%	126	92	- 27.0%
Pending Sales	66	53	- 19.7%	123	111	- 9.8%
Closed Sales	52	48	- 7.7%	112	95	- 15.2%
Days on Market Until Sale	11	42	+ 281.8%	14	42	+ 200.0%
Median Sales Price*	$297,000	$330,000	+ 11.1%	$300,750	$330,000	+ 9.7%
Average Sales Price*	$326,122	$369,797	+ 13.4%	$330,350	$358,641	+ 8.6%
Percent of List Price Received*	103.4%	98.3%	- 4.9%	101.9%	98.1%	- 3.7%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	6	4	- 33.3%	12	14	+ 16.7%
Pending Sales	9	6	- 33.3%	16	13	- 18.8%
Closed Sales	7	4	- 42.9%	9	10	+ 11.1%
Days on Market Until Sale	10	4	- 60.0%	8	16	+ 100.0%
Median Sales Price*	$235,000	$155,500	- 33.8%	$152,000	$225,000	+ 48.0%
Average Sales Price*	$220,700	$174,750	- 20.8%	$204,283	$219,471	+ 7.4%
Percent of List Price Received*	99.6%	102.9%	+ 3.3%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.1	0.8	+ 700.0%	--	--	--

* 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.
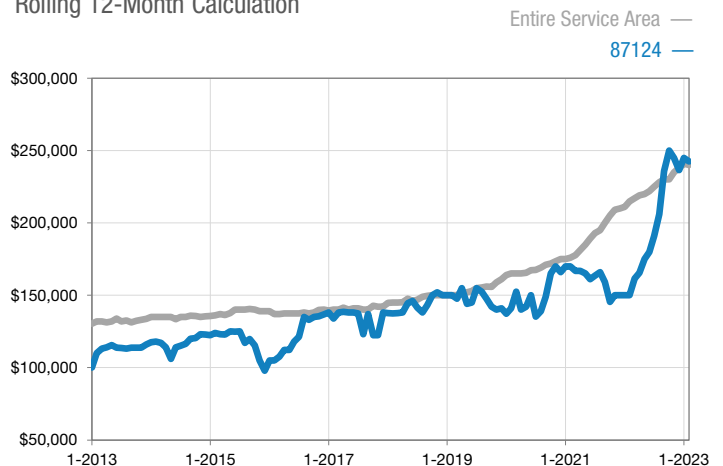
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87124 —

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.

Current as of March 5, 2023. All data from the Southwest Multiple Listing Service. Report © 2023 ShowingTime.