

# Local Market Update for February 2023

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



## 87114

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	62	<b>52</b>	- 16.1%	159	<b>115</b>	- 27.7%
Pending Sales	81	<b>74</b>	- 8.6%	156	<b>145</b>	- 7.1%
Closed Sales	64	<b>60</b>	- 6.3%	140	<b>96</b>	- 31.4%
Days on Market Until Sale	12	<b>30</b>	+ 150.0%	12	<b>27</b>	+ 125.0%
Median Sales Price*	\$336,450	<b>\$339,250</b>	+ 0.8%	\$325,000	<b>\$339,250</b>	+ 4.4%
Average Sales Price*	\$376,694	<b>\$383,202</b>	+ 1.7%	\$364,035	<b>\$374,793</b>	+ 3.0%
Percent of List Price Received*	101.3%	<b>99.6%</b>	- 1.7%	101.2%	<b>99.7%</b>	- 1.5%
Inventory of Homes for Sale	41	<b>48</b>	+ 17.1%	--	--	--
Months Supply of Inventory	0.4	<b>0.6</b>	+ 50.0%	--	--	--

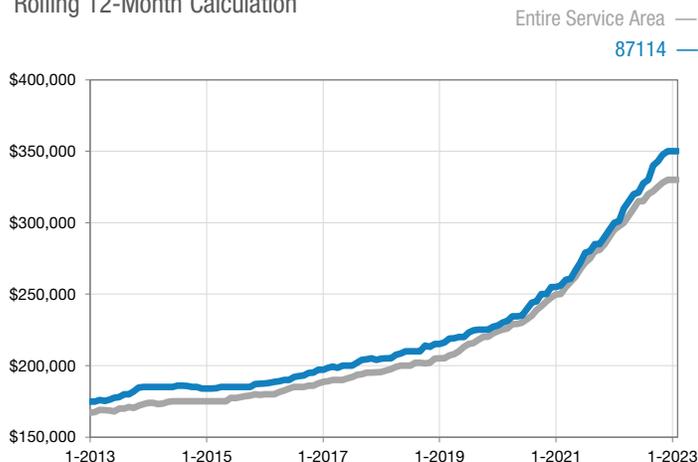
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>0</b>	- 100.0%	9	<b>3</b>	- 66.7%
Pending Sales	4	<b>1</b>	- 75.0%	8	<b>4</b>	- 50.0%
Closed Sales	2	<b>1</b>	- 50.0%	8	<b>3</b>	- 62.5%
Days on Market Until Sale	5	<b>32</b>	+ 540.0%	3	<b>25</b>	+ 733.3%
Median Sales Price*	\$181,000	<b>\$275,000</b>	+ 51.9%	\$180,000	<b>\$253,750</b>	+ 41.0%
Average Sales Price*	\$181,000	<b>\$275,000</b>	+ 51.9%	\$182,875	<b>\$259,583</b>	+ 41.9%
Percent of List Price Received*	100.6%	<b>98.2%</b>	- 2.4%	104.0%	<b>98.0%</b>	- 5.8%
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.2	--	--	--	--	--

\* 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.

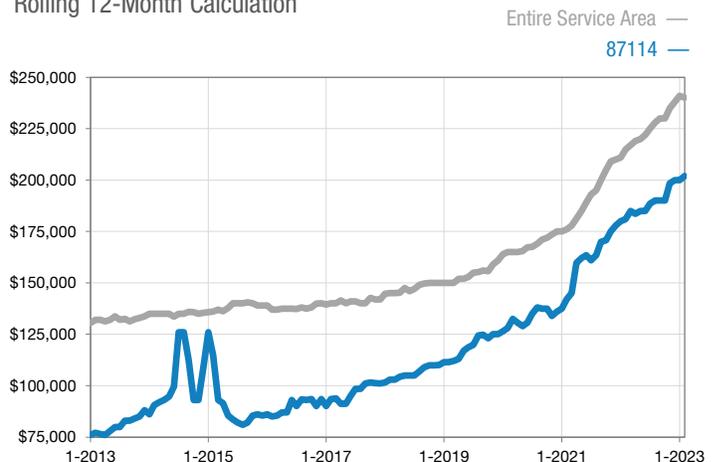
### Median Sales Price - Single-Family Detached

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.