

Local Market Update for February 2023

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



87043

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 8 | 9 | + 12.5% | 21 | 19 | - 9.5% |
| Pending Sales | 11 | 9 | - 18.2% | 18 | 11 | - 38.9% |
| Closed Sales | 14 | 4 | - 71.4% | 20 | 9 | - 55.0% |
| Days on Market Until Sale | 20 | 81 | + 305.0% | 22 | 66 | + 200.0% |
| Median Sales Price* | \$573,500 | \$627,500 | + 9.4% | \$564,500 | \$661,000 | + 17.1% |
| Average Sales Price* | \$594,790 | \$598,500 | + 0.6% | \$564,303 | \$621,000 | + 10.0% |
| Percent of List Price Received* | 100.8% | 99.0% | - 1.8% | 100.7% | 98.6% | - 2.1% |
| Inventory of Homes for Sale | 9 | 23 | + 155.6% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 2.8 | + 300.0% | -- | -- | -- |

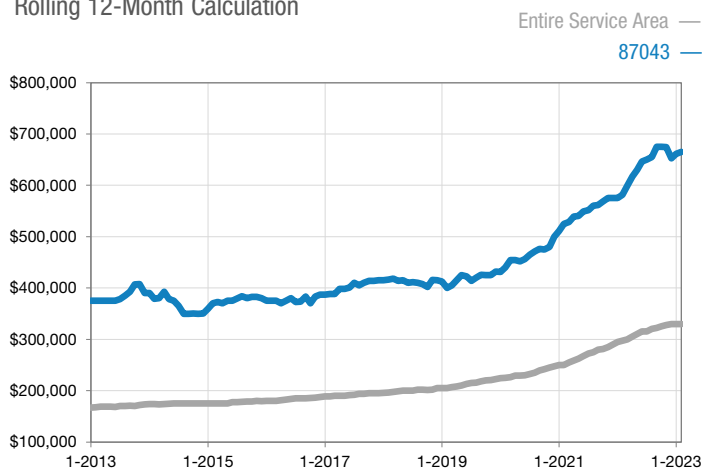
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

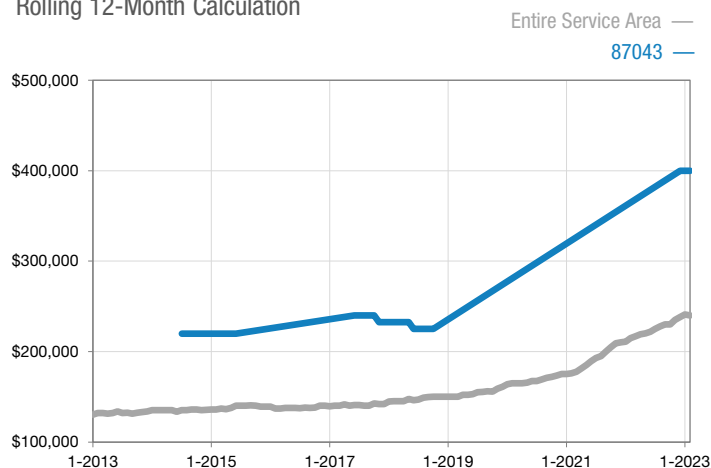
Median Sales Price - Single-Family Detached

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.