

Local Market Update for February 2023

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



87048

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	9	11	+ 22.2%	23	21	- 8.7%
Pending Sales	9	6	- 33.3%	18	17	- 5.6%
Closed Sales	12	7	- 41.7%	21	12	- 42.9%
Days on Market Until Sale	24	31	+ 29.2%	44	34	- 22.7%
Median Sales Price*	\$714,500	\$665,000	- 6.9%	\$670,000	\$636,500	- 5.0%
Average Sales Price*	\$837,742	\$702,929	- 16.1%	\$759,948	\$638,708	- 16.0%
Percent of List Price Received*	101.6%	97.7%	- 3.8%	99.3%	98.0%	- 1.3%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

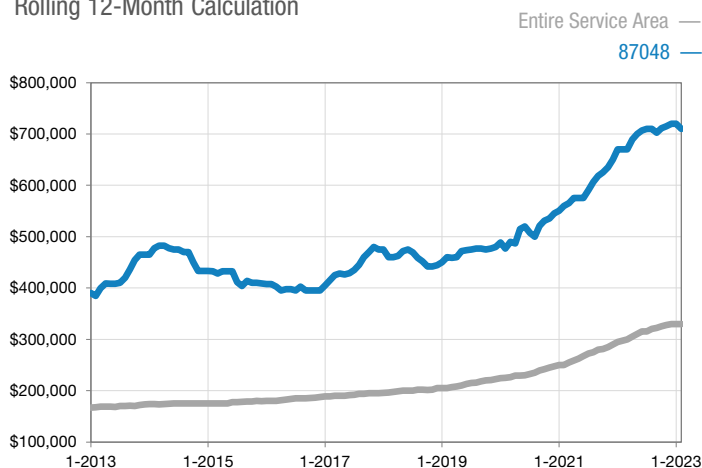
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	--
Days on Market Until Sale	--	--	--	--	3	--
Median Sales Price*	--	--	--	--	\$480,000	--
Average Sales Price*	--	--	--	--	\$480,000	--
Percent of List Price Received*	--	--	--	--	98.4%	--
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.

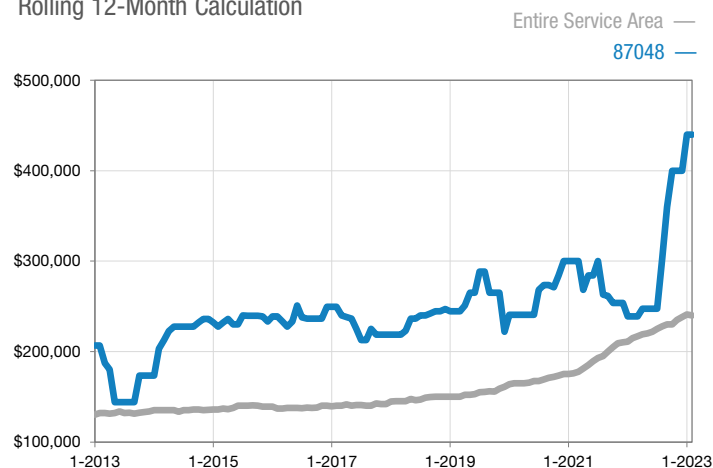
Median Sales Price - Single-Family Detached

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.