

# Local Market Update for February 2023

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



## 87120

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	80	<b>65</b>	- 18.8%	172	<b>124</b>	- 27.9%
Pending Sales	80	<b>66</b>	- 17.5%	153	<b>118</b>	- 22.9%
Closed Sales	60	<b>38</b>	- 36.7%	139	<b>85</b>	- 38.8%
Days on Market Until Sale	13	<b>32</b>	+ 146.2%	15	<b>35</b>	+ 133.3%
Median Sales Price*	\$320,000	<b>\$328,000</b>	+ 2.5%	\$325,000	<b>\$330,000</b>	+ 1.5%
Average Sales Price*	\$381,845	<b>\$372,078</b>	- 2.6%	\$384,820	<b>\$373,252</b>	- 3.0%
Percent of List Price Received*	101.0%	<b>99.5%</b>	- 1.5%	101.2%	<b>99.6%</b>	- 1.6%
Inventory of Homes for Sale	58	<b>70</b>	+ 20.7%	--	--	--
Months Supply of Inventory	0.6	<b>0.9</b>	+ 50.0%	--	--	--

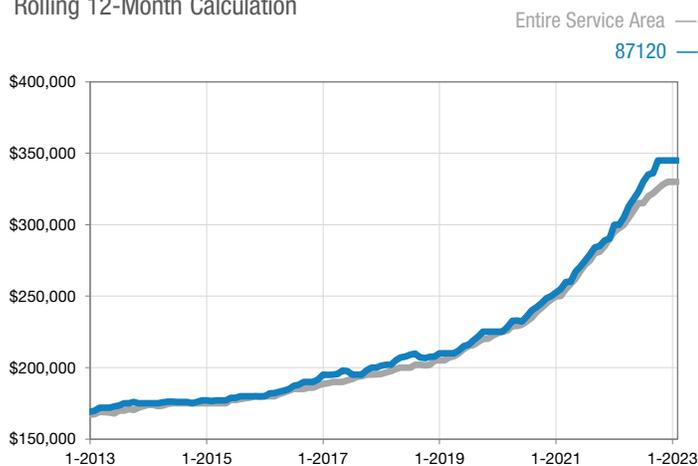
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	12	<b>5</b>	- 58.3%	18	<b>11</b>	- 38.9%
Pending Sales	12	<b>6</b>	- 50.0%	17	<b>18</b>	+ 5.9%
Closed Sales	3	<b>8</b>	+ 166.7%	18	<b>20</b>	+ 11.1%
Days on Market Until Sale	21	<b>51</b>	+ 142.9%	10	<b>37</b>	+ 270.0%
Median Sales Price*	\$220,000	<b>\$232,500</b>	+ 5.7%	\$214,000	<b>\$240,000</b>	+ 12.1%
Average Sales Price*	\$234,000	<b>\$261,738</b>	+ 11.9%	\$226,139	<b>\$251,321</b>	+ 11.1%
Percent of List Price Received*	101.8%	<b>97.7%</b>	- 4.0%	102.8%	<b>96.9%</b>	- 5.7%
Inventory of Homes for Sale	2	<b>2</b>	0.0%	--	--	--
Months Supply of Inventory	0.1	<b>0.2</b>	+ 100.0%	--	--	--

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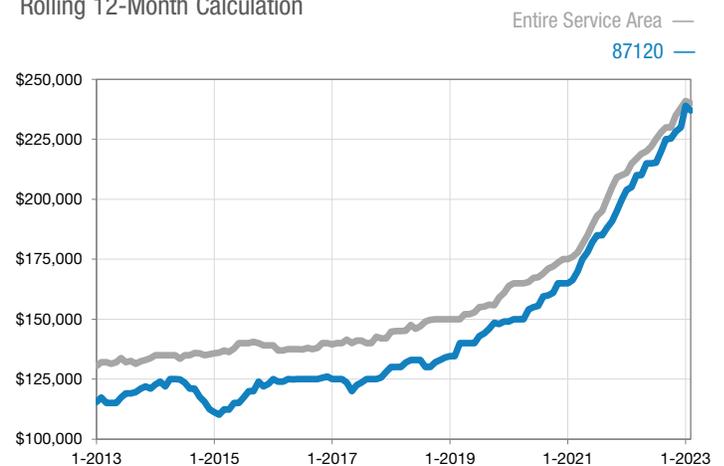
### Median Sales Price - Single-Family Detached

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.