

Local Market Update for February 2023

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



87121

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	63	60	- 4.8%	134	103	- 23.1%
Pending Sales	63	49	- 22.2%	128	116	- 9.4%
Closed Sales	48	50	+ 4.2%	101	92	- 8.9%
Days on Market Until Sale	9	35	+ 288.9%	9	32	+ 255.6%
Median Sales Price*	\$241,000	\$252,500	+ 4.8%	\$241,000	\$249,950	+ 3.7%
Average Sales Price*	\$242,447	\$275,218	+ 13.5%	\$240,060	\$265,362	+ 10.5%
Percent of List Price Received*	103.6%	99.5%	- 4.0%	102.6%	99.3%	- 3.2%
Inventory of Homes for Sale	38	41	+ 7.9%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

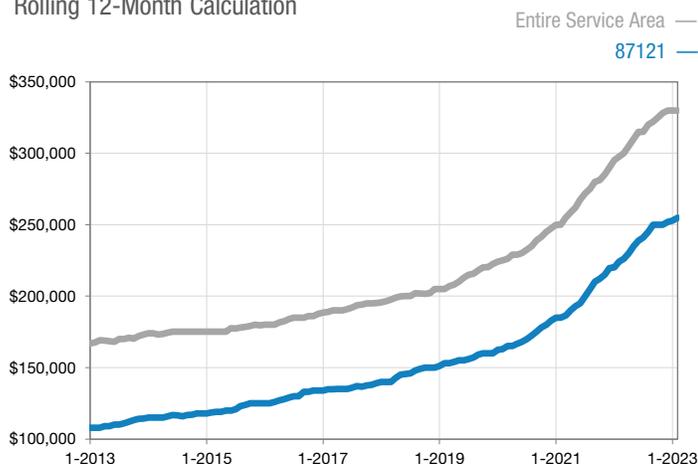
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	4	1	- 75.0%
Pending Sales	4	1	- 75.0%	6	4	- 33.3%
Closed Sales	1	3	+ 200.0%	2	3	+ 50.0%
Days on Market Until Sale	14	29	+ 107.1%	9	29	+ 222.2%
Median Sales Price*	\$176,000	\$250,000	+ 42.0%	\$208,000	\$250,000	+ 20.2%
Average Sales Price*	\$176,000	\$241,000	+ 36.9%	\$208,000	\$241,000	+ 15.9%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	--	--	--	--	--

* 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.

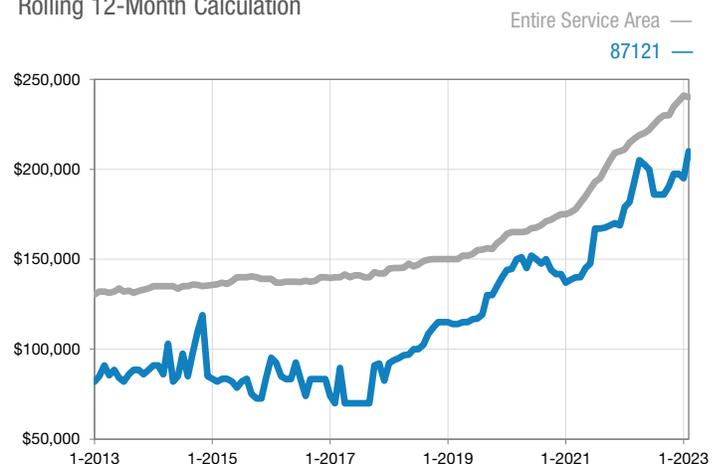
Median Sales Price - Single-Family Detached

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.