

Local Market Update for February 2023

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



Bosque Farms and Peralta – 710

North of Valencia Rd, South of Isleta Reservation, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2022 | 2023 | Percent Change | Thru 2-2022 | Thru 2-2023 | Percent Change |
| New Listings | 7 | 4 | - 42.9% | 16 | 7 | - 56.3% |
| Pending Sales | 8 | 3 | - 62.5% | 11 | 6 | - 45.5% |
| Closed Sales | 3 | 2 | - 33.3% | 11 | 5 | - 54.5% |
| Days on Market Until Sale | 31 | 71 | + 129.0% | 44 | 41 | - 6.8% |
| Median Sales Price* | \$539,900 | \$454,000 | - 15.9% | \$490,000 | \$520,000 | + 6.1% |
| Average Sales Price* | \$538,233 | \$454,000 | - 15.6% | \$532,464 | \$464,600 | - 12.7% |
| Percent of List Price Received* | 100.0% | 93.0% | - 7.0% | 98.4% | 95.2% | - 3.3% |
| Inventory of Homes for Sale | 7 | 7 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.5 | + 15.4% | -- | -- | -- |

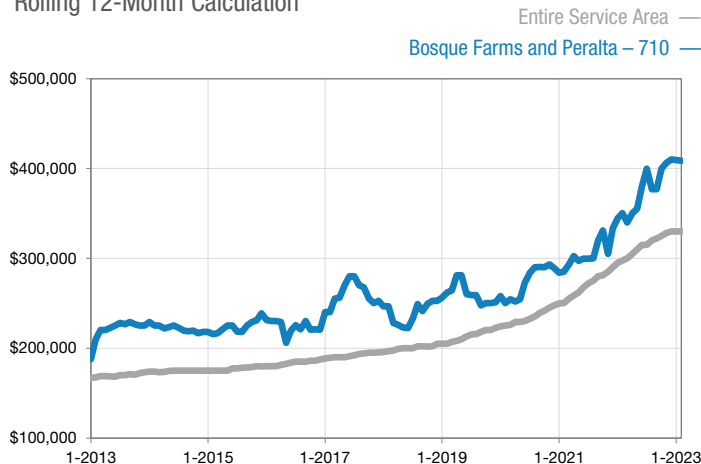
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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.

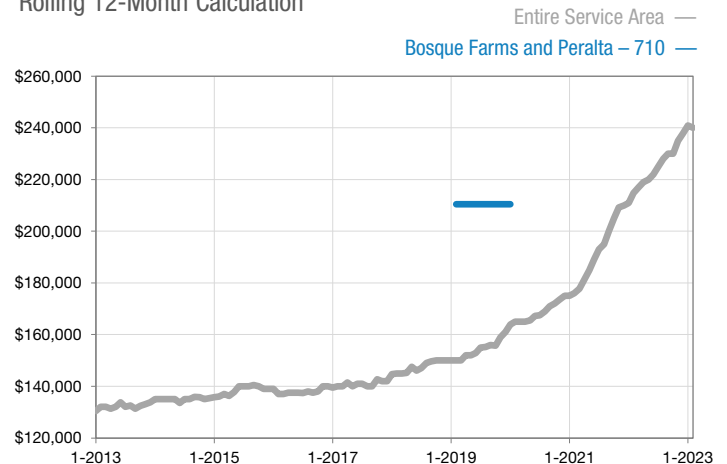
Median Sales Price - Single-Family Detached

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.