

# Local Market Update for February 2023

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



## Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

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	59	<b>54</b>	- 8.5%	129	<b>95</b>	- 26.4%
Pending Sales	59	<b>47</b>	- 20.3%	123	<b>108</b>	- 12.2%
Closed Sales	45	<b>46</b>	+ 2.2%	92	<b>85</b>	- 7.6%
Days on Market Until Sale	7	<b>35</b>	+ 400.0%	8	<b>32</b>	+ 300.0%
Median Sales Price*	\$240,431	<b>\$250,000</b>	+ 4.0%	\$239,950	<b>\$249,000</b>	+ 3.8%
Average Sales Price*	\$240,063	<b>\$259,584</b>	+ 8.1%	\$236,592	<b>\$256,585</b>	+ 8.5%
Percent of List Price Received*	103.8%	<b>99.6%</b>	- 4.0%	102.8%	<b>99.4%</b>	- 3.3%
Inventory of Homes for Sale	33	<b>35</b>	+ 6.1%	--	--	--
Months Supply of Inventory	0.5	<b>0.6</b>	+ 20.0%	--	--	--

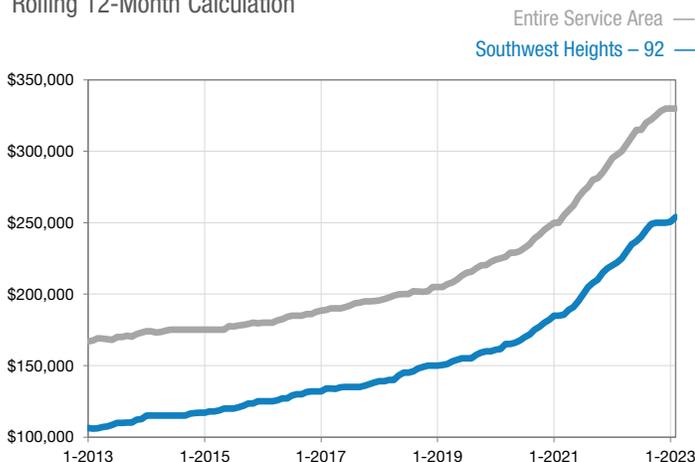
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>1</b>	- 66.7%	4	<b>1</b>	- 75.0%
Pending Sales	3	<b>1</b>	- 66.7%	5	<b>4</b>	- 20.0%
Closed Sales	1	<b>3</b>	+ 200.0%	2	<b>3</b>	+ 50.0%
Days on Market Until Sale	14	<b>29</b>	+ 107.1%	9	<b>29</b>	+ 222.2%
Median Sales Price*	\$176,000	<b>\$250,000</b>	+ 42.0%	\$208,000	<b>\$250,000</b>	+ 20.2%
Average Sales Price*	\$176,000	<b>\$241,000</b>	+ 36.9%	\$208,000	<b>\$241,000</b>	+ 15.9%
Percent of List Price Received*	101.7%	<b>99.2%</b>	- 2.5%	100.9%	<b>99.2%</b>	- 1.7%
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

\* 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.

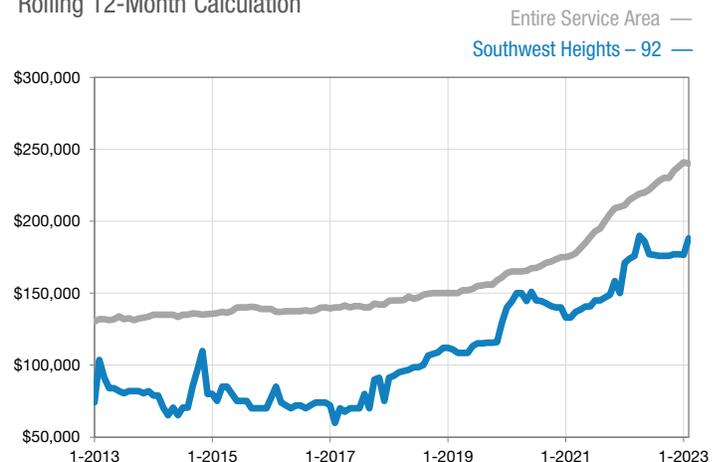
### Median Sales Price - Single-Family Detached

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.