

Local Market Update for February 2023

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	61	55	- 9.8%	148	103	- 30.4%
Pending Sales	68	54	- 20.6%	117	93	- 20.5%
Closed Sales	35	32	- 8.6%	91	69	- 24.2%
Days on Market Until Sale	13	31	+ 138.5%	16	32	+ 100.0%
Median Sales Price*	\$365,000	\$372,500	+ 2.1%	\$377,500	\$385,000	+ 2.0%
Average Sales Price*	\$442,591	\$399,283	- 9.8%	\$430,842	\$407,491	- 5.4%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	100.9%	99.7%	- 1.2%
Inventory of Homes for Sale	62	76	+ 22.6%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

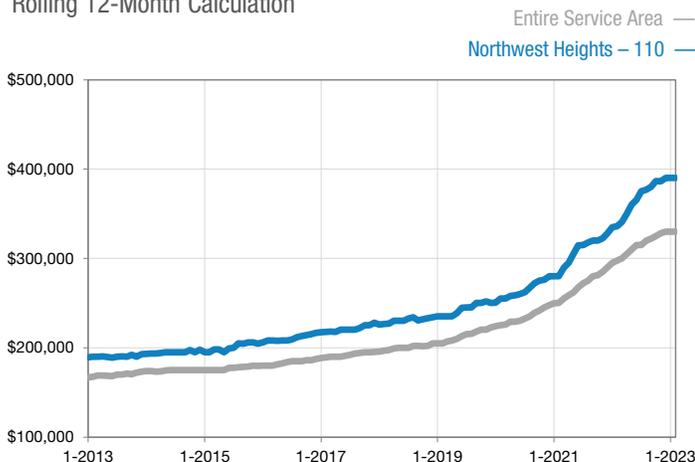
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	6	3	- 50.0%
Pending Sales	5	2	- 60.0%	6	5	- 16.7%
Closed Sales	0	1	--	4	3	- 25.0%
Days on Market Until Sale	--	147	--	6	56	+ 833.3%
Median Sales Price*	--	\$380,000	--	\$255,000	\$275,000	+ 7.8%
Average Sales Price*	--	\$380,000	--	\$270,500	\$281,667	+ 4.1%
Percent of List Price Received*	--	100.0%	--	102.2%	95.5%	- 6.6%
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.

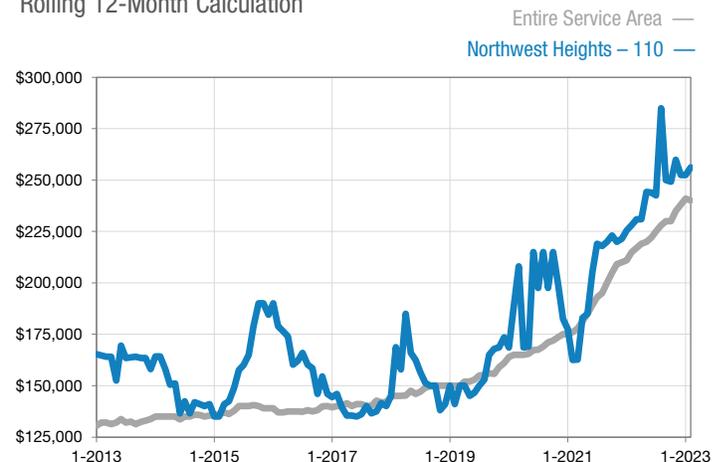
Median Sales Price - Single-Family Detached

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.