Local Market Update for February 2023

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

gaar

Carnuel, Monticello – 210

Includes Carnuel and Monticello in the Canyon

Single-Family Detached

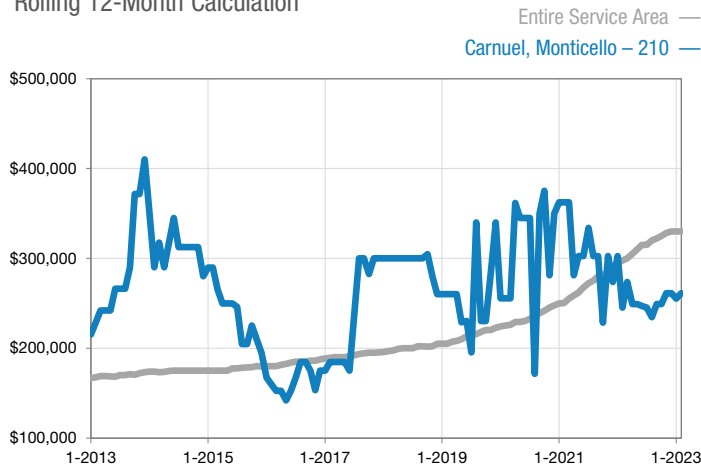| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	2	1	- 50.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	10	7	- 30.0%	7	7	0.0%
Median Sales Price*	$167,500	$230,000	+ 37.3%	$220,000	$230,000	+ 4.5%
Average Sales Price*	$167,500	$230,000	+ 37.3%	$218,333	$230,000	+ 5.3%
Percent of List Price Received*	107.3%	86.8%	- 19.1%	107.2%	86.8%	- 19.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 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

Key Metrics	February			Year to Date		
	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.
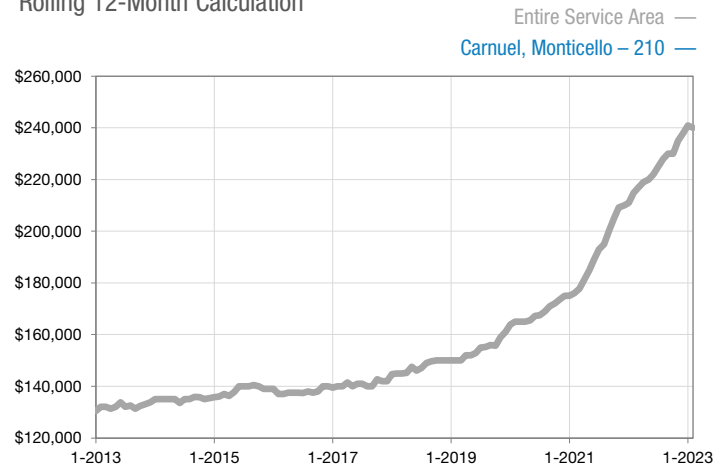
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Carnuel, Monticello – 210 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Carnuel, Monticello – 210 —

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.