

Local Market Update for February 2023

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



87109

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	20	20	0.0%	34	38	+ 11.8%
Pending Sales	16	21	+ 31.3%	31	49	+ 58.1%
Closed Sales	12	20	+ 66.7%	39	30	- 23.1%
Days on Market Until Sale	8	38	+ 375.0%	10	33	+ 230.0%
Median Sales Price*	\$407,500	\$413,500	+ 1.5%	\$341,000	\$409,000	+ 19.9%
Average Sales Price*	\$386,075	\$435,810	+ 12.9%	\$356,456	\$410,223	+ 15.1%
Percent of List Price Received*	101.3%	98.8%	- 2.5%	100.9%	98.3%	- 2.6%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--

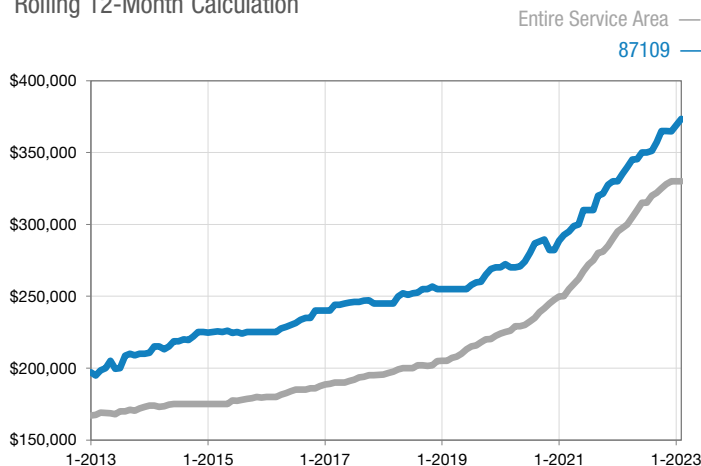
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	8	10	+ 25.0%	21	23	+ 9.5%
Pending Sales	9	7	- 22.2%	25	21	- 16.0%
Closed Sales	11	10	- 9.1%	28	12	- 57.1%
Days on Market Until Sale	16	16	0.0%	26	17	- 34.6%
Median Sales Price*	\$180,000	\$143,700	- 20.2%	\$123,000	\$172,450	+ 40.2%
Average Sales Price*	\$196,409	\$190,390	- 3.1%	\$166,611	\$200,742	+ 20.5%
Percent of List Price Received*	99.9%	99.2%	- 0.7%	99.2%	99.9%	+ 0.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

* 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.

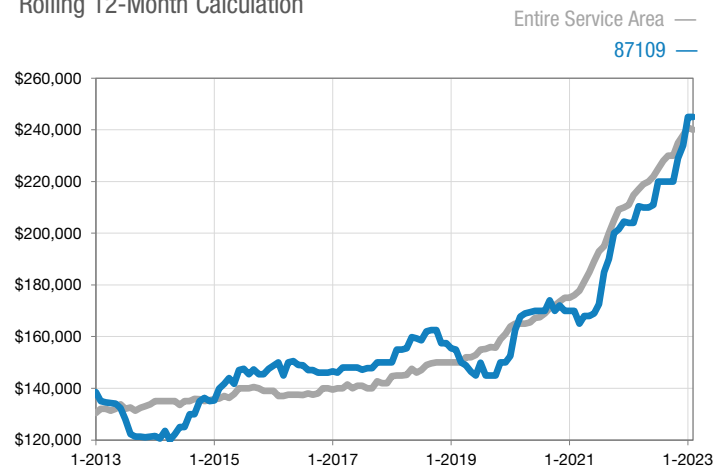
Median Sales Price - Single-Family Detached

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.