

# Local Market Update for February 2023

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



## 87123

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	44	24	- 45.5%	82	51	- 37.8%
Pending Sales	32	27	- 15.6%	66	55	- 16.7%
Closed Sales	32	25	- 21.9%	61	49	- 19.7%
Days on Market Until Sale	12	32	+ 166.7%	12	32	+ 166.7%
Median Sales Price*	\$328,500	<b>\$368,000</b>	+ 12.0%	\$320,000	<b>\$327,000</b>	+ 2.2%
Average Sales Price*	\$347,173	<b>\$373,988</b>	+ 7.7%	\$347,079	<b>\$353,616</b>	+ 1.9%
Percent of List Price Received*	104.2%	<b>98.0%</b>	- 6.0%	102.8%	<b>98.4%</b>	- 4.3%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	0.7	<b>0.6</b>	- 14.3%	--	--	--

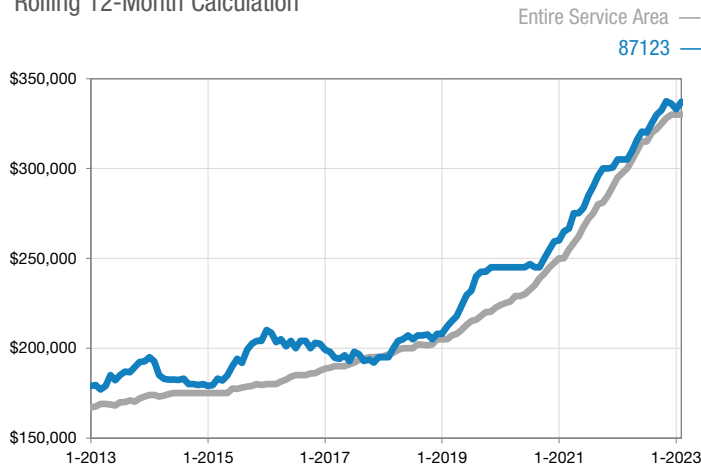
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	7	4	- 42.9%	13	7	- 46.2%
Pending Sales	11	6	- 45.5%	21	8	- 61.9%
Closed Sales	8	3	- 62.5%	16	11	- 31.3%
Days on Market Until Sale	34	1	- 97.1%	25	14	- 44.0%
Median Sales Price*	\$306,950	<b>\$232,000</b>	- 24.4%	\$288,900	<b>\$235,900</b>	- 18.3%
Average Sales Price*	\$297,407	<b>\$225,333</b>	- 24.2%	\$284,585	<b>\$246,982</b>	- 13.2%
Percent of List Price Received*	102.4%	<b>102.1%</b>	- 0.3%	101.2%	<b>100.7%</b>	- 0.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	<b>0.1</b>	--	--	--	--

\* 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.

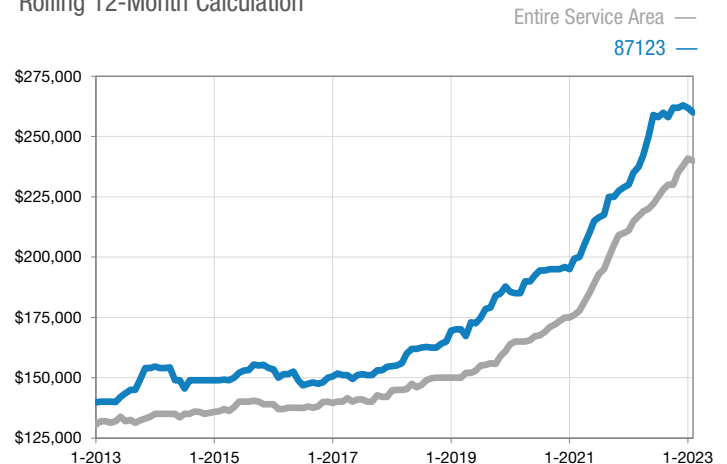
### Median Sales Price - Single-Family Detached

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.