

Local Market Update for February 2023

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	15	13	- 13.3%	35	28	- 20.0%
Pending Sales	14	11	- 21.4%	29	26	- 10.3%
Closed Sales	10	17	+ 70.0%	29	23	- 20.7%
Days on Market Until Sale	17	54	+ 217.6%	25	47	+ 88.0%
Median Sales Price*	\$328,500	\$292,500	- 11.0%	\$300,000	\$290,000	- 3.3%
Average Sales Price*	\$333,190	\$322,958	- 3.1%	\$318,493	\$318,969	+ 0.1%
Percent of List Price Received*	101.8%	97.7%	- 4.0%	100.0%	98.4%	- 1.6%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

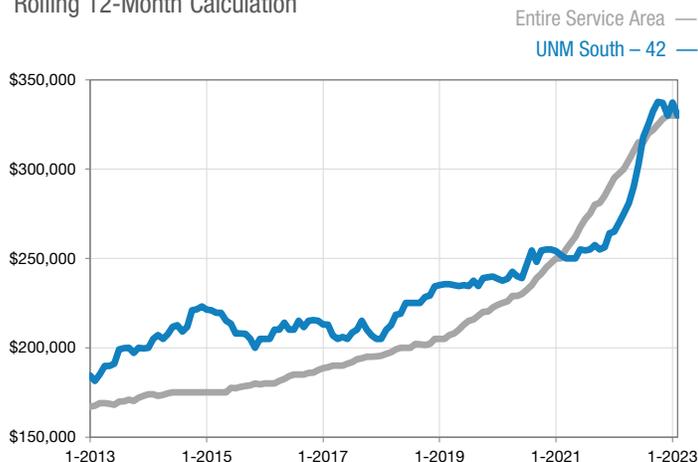
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	5	0	- 100.0%	8	3	- 62.5%
Pending Sales	6	4	- 33.3%	10	7	- 30.0%
Closed Sales	3	3	0.0%	5	4	- 20.0%
Days on Market Until Sale	31	75	+ 141.9%	20	65	+ 225.0%
Median Sales Price*	\$80,000	\$200,000	+ 150.0%	\$255,000	\$167,000	- 34.5%
Average Sales Price*	\$136,333	\$214,667	+ 57.5%	\$200,800	\$194,500	- 3.1%
Percent of List Price Received*	94.0%	92.6%	- 1.5%	95.9%	94.2%	- 1.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.3	--	--	--	--

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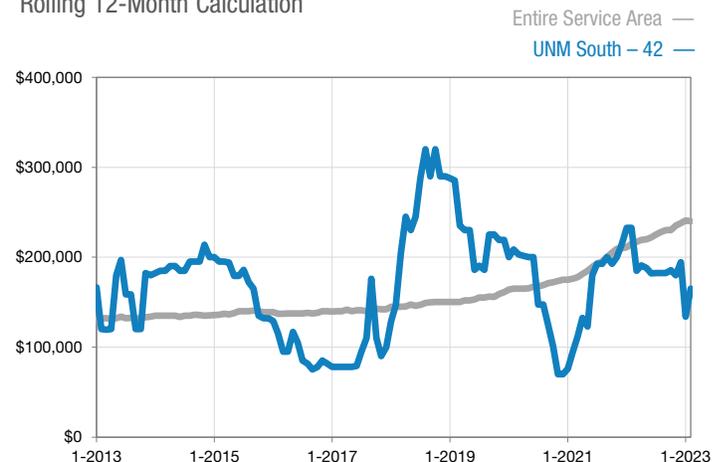
Median Sales Price - Single-Family Detached

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.