

Local Market Update for February 2023

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



87043

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	8	9	+ 12.5%	21	19	- 9.5%
Pending Sales	11	9	- 18.2%	18	11	- 38.9%
Closed Sales	14	4	- 71.4%	20	9	- 55.0%
Days on Market Until Sale	20	81	+ 305.0%	22	66	+ 200.0%
Median Sales Price*	\$573,500	\$627,500	+ 9.4%	\$564,500	\$661,000	+ 17.1%
Average Sales Price*	\$594,790	\$598,500	+ 0.6%	\$564,303	\$621,000	+ 10.0%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	100.7%	98.6%	- 2.1%
Inventory of Homes for Sale	9	23	+ 155.6%	--	--	--
Months Supply of Inventory	0.7	2.8	+ 300.0%	--	--	--

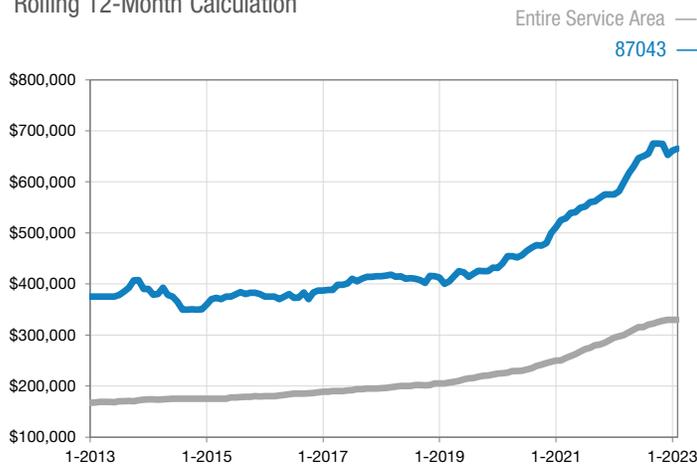
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	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.

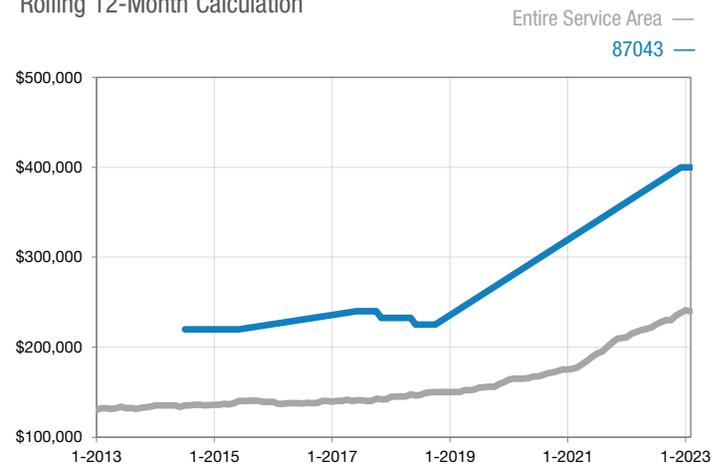
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.