

# Local Market Update for February 2023

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



## 87114

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	62	52	- 16.1%	159	115	- 27.7%
Pending Sales	81	74	- 8.6%	156	145	- 7.1%
Closed Sales	64	60	- 6.3%	140	96	- 31.4%
Days on Market Until Sale	12	30	+ 150.0%	12	27	+ 125.0%
Median Sales Price*	\$336,450	\$339,250	+ 0.8%	\$325,000	\$339,250	+ 4.4%
Average Sales Price*	\$376,694	\$383,202	+ 1.7%	\$364,035	\$374,793	+ 3.0%
Percent of List Price Received*	101.3%	99.6%	- 1.7%	101.2%	99.7%	- 1.5%
Inventory of Homes for Sale	41	48	+ 17.1%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

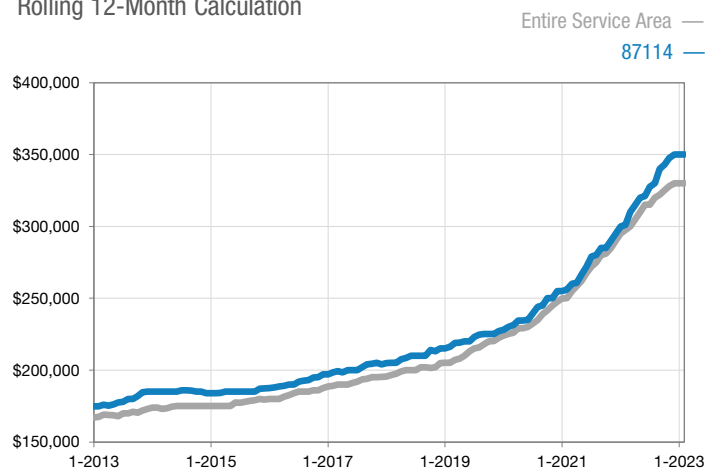
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	4	0	- 100.0%	9	3	- 66.7%
Pending Sales	4	1	- 75.0%	8	4	- 50.0%
Closed Sales	2	1	- 50.0%	8	3	- 62.5%
Days on Market Until Sale	5	32	+ 540.0%	3	25	+ 733.3%
Median Sales Price*	\$181,000	\$275,000	+ 51.9%	\$180,000	\$253,750	+ 41.0%
Average Sales Price*	\$181,000	\$275,000	+ 51.9%	\$182,875	\$259,583	+ 41.9%
Percent of List Price Received*	100.6%	98.2%	- 2.4%	104.0%	98.0%	- 5.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	--	--	--	--	--

\* 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.

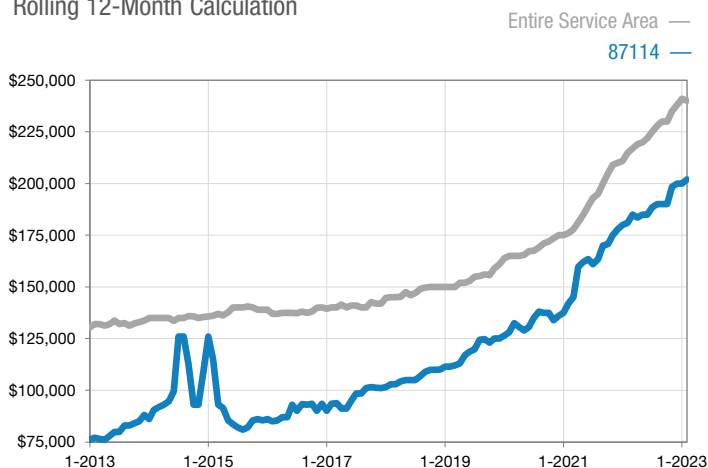
### Median Sales Price - Single-Family Detached

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.