

Local Market Update for February 2023

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	33	21	- 36.4%	64	38	- 40.6%
Pending Sales	29	27	- 6.9%	55	50	- 9.1%
Closed Sales	25	20	- 20.0%	56	41	- 26.8%
Days on Market Until Sale	16	37	+ 131.3%	19	33	+ 73.7%
Median Sales Price*	\$260,000	\$271,250	+ 4.3%	\$260,000	\$270,000	+ 3.8%
Average Sales Price*	\$271,084	\$302,833	+ 11.7%	\$274,320	\$285,455	+ 4.1%
Percent of List Price Received*	102.3%	99.2%	- 3.0%	100.7%	98.3%	- 2.4%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

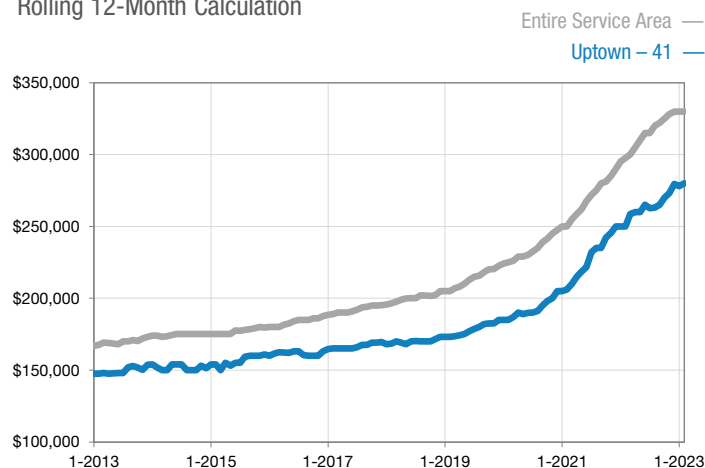
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	4	7	+ 75.0%	12	8	- 33.3%
Pending Sales	3	6	+ 100.0%	14	8	- 42.9%
Closed Sales	7	2	- 71.4%	12	5	- 58.3%
Days on Market Until Sale	7	6	- 14.3%	23	15	- 34.8%
Median Sales Price*	\$127,070	\$221,500	+ 74.3%	\$155,000	\$165,000	+ 6.5%
Average Sales Price*	\$181,296	\$221,500	+ 22.2%	\$200,589	\$218,000	+ 8.7%
Percent of List Price Received*	101.5%	97.9%	- 3.5%	101.6%	98.8%	- 2.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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.

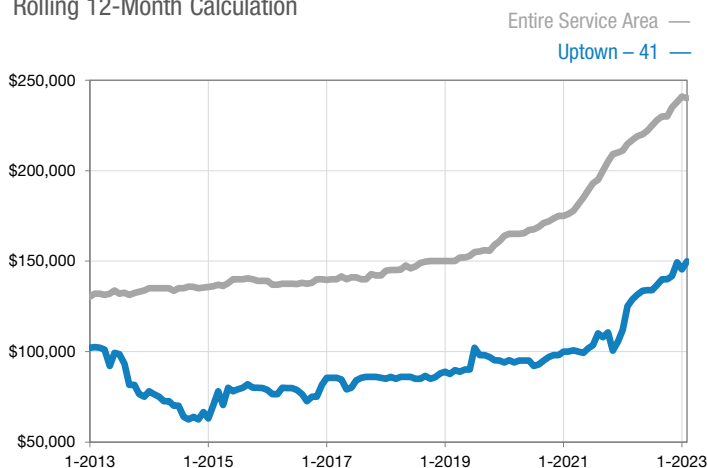
Median Sales Price - Single-Family Detached

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.