

Local Market Update for February 2023

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



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Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
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	\$368,000	+ 12.0%	\$320,000	\$327,000	+ 2.2%
Average Sales Price*	\$347,173	\$373,988	+ 7.7%	\$347,079	\$353,616	+ 1.9%
Percent of List Price Received*	104.2%	98.0%	- 6.0%	102.8%	98.4%	- 4.3%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

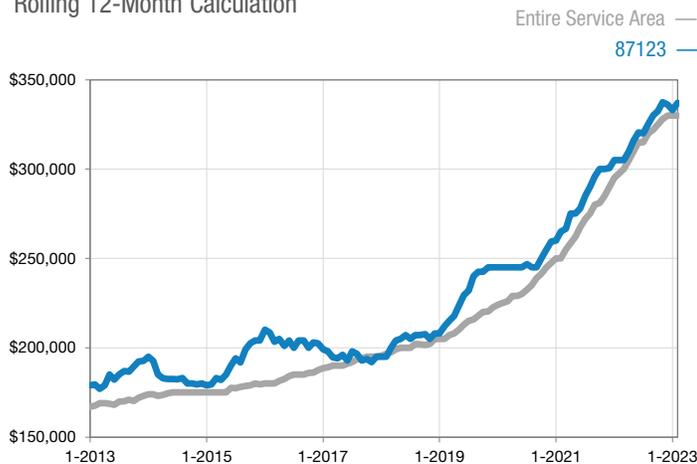
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
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	\$232,000	- 24.4%	\$288,900	\$235,900	- 18.3%
Average Sales Price*	\$297,407	\$225,333	- 24.2%	\$284,585	\$246,982	- 13.2%
Percent of List Price Received*	102.4%	102.1%	- 0.3%	101.2%	100.7%	- 0.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.1	--	--	--	--

* 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.

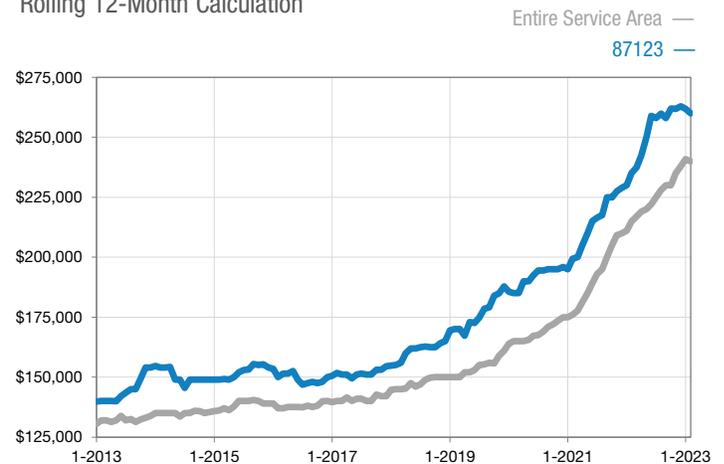
Median Sales Price - Single-Family Detached

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.