

# Local Market Update for February 2023

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



## 87048

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
New Listings	9	11	+ 22.2%	23	21	- 8.7%
Pending Sales	9	6	- 33.3%	18	17	- 5.6%
Closed Sales	12	7	- 41.7%	21	12	- 42.9%
Days on Market Until Sale	24	31	+ 29.2%	44	34	- 22.7%
Median Sales Price*	\$714,500	<b>\$665,000</b>	- 6.9%	\$670,000	<b>\$636,500</b>	- 5.0%
Average Sales Price*	\$837,742	<b>\$702,929</b>	- 16.1%	\$759,948	<b>\$638,708</b>	- 16.0%
Percent of List Price Received*	101.6%	<b>97.7%</b>	- 3.8%	99.3%	<b>98.0%</b>	- 1.3%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

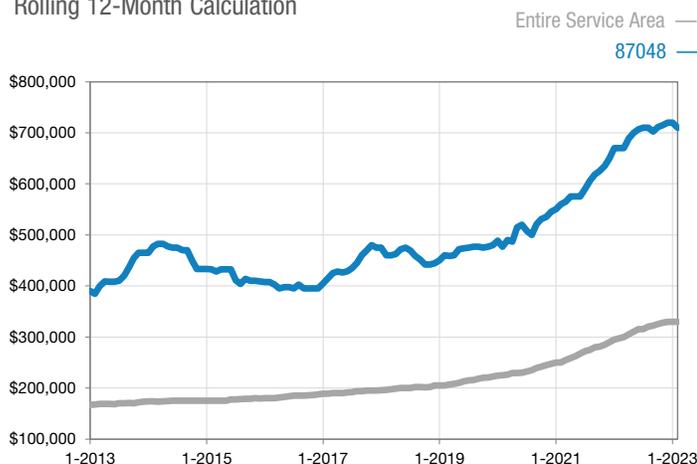
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
<b>Key Metrics</b>						
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	1	--
Days on Market Until Sale	--	--	--	--	3	--
Median Sales Price*	--	--	--	--	<b>\$480,000</b>	--
Average Sales Price*	--	--	--	--	<b>\$480,000</b>	--
Percent of List Price Received*	--	--	--	--	<b>98.4%</b>	--
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.

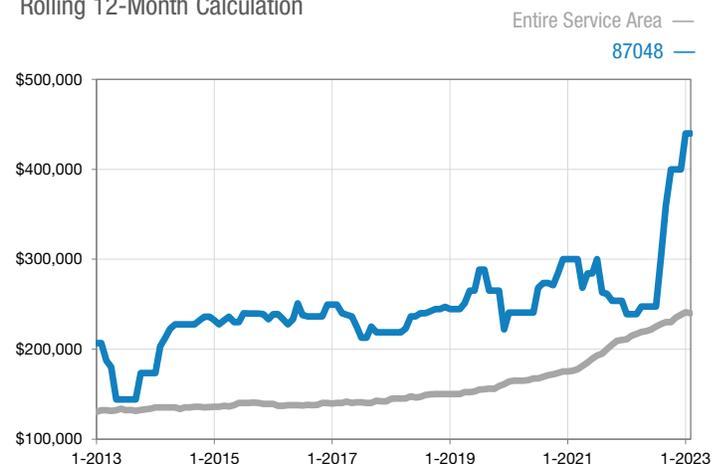
### Median Sales Price - Single-Family Detached

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.