

Local Market Update for February 2023

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	9	4	- 55.6%
Pending Sales	2	1	- 50.0%	7	1	- 85.7%
Closed Sales	3	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	6	--	--	9	42	+ 366.7%
Median Sales Price*	\$232,500	--	--	\$235,000	\$377,000	+ 60.4%
Average Sales Price*	\$265,167	--	--	\$253,300	\$377,000	+ 48.8%
Percent of List Price Received*	97.5%	--	--	99.0%	100.7%	+ 1.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

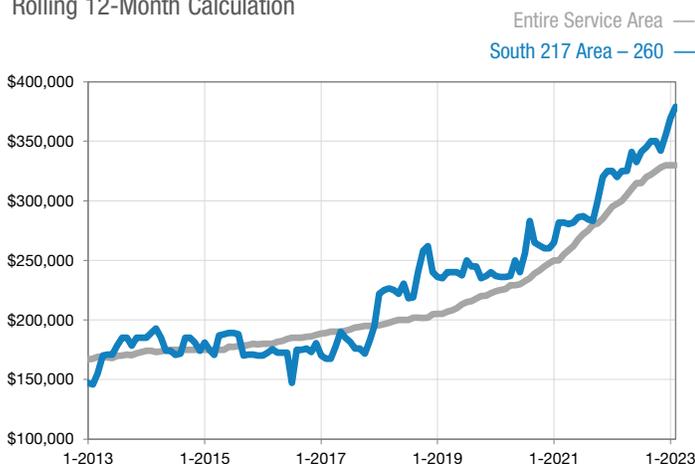
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

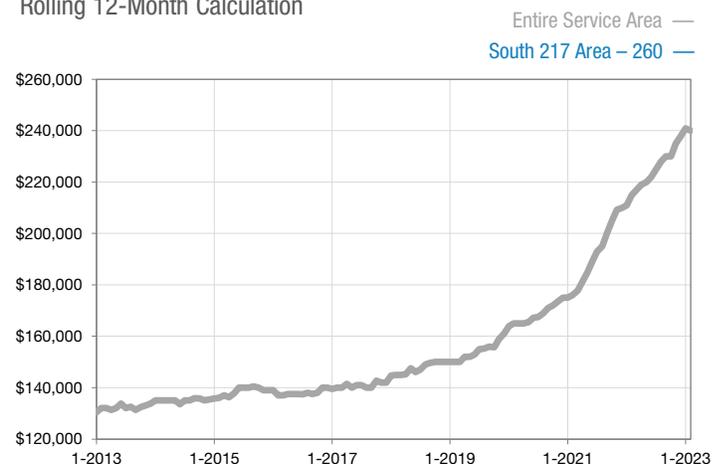
Median Sales Price - Single-Family Detached

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.