

Local Market Update for February 2023

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	11	12	+ 9.1%	23	25	+ 8.7%
Pending Sales	9	13	+ 44.4%	21	34	+ 61.9%
Closed Sales	7	15	+ 114.3%	24	22	- 8.3%
Days on Market Until Sale	11	42	+ 281.8%	13	35	+ 169.2%
Median Sales Price*	\$410,000	\$410,000	0.0%	\$303,000	\$366,250	+ 20.9%
Average Sales Price*	\$386,286	\$417,993	+ 8.2%	\$342,199	\$385,927	+ 12.8%
Percent of List Price Received*	100.5%	98.0%	- 2.5%	100.2%	97.7%	- 2.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--

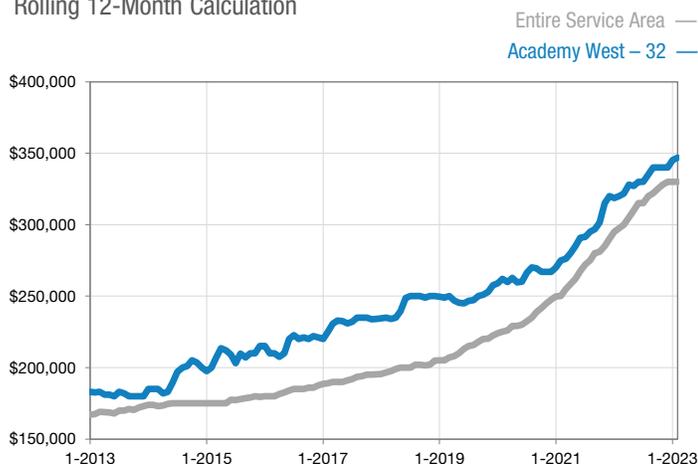
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	18	22	+ 22.2%
Pending Sales	8	7	- 12.5%	21	20	- 4.8%
Closed Sales	10	9	- 10.0%	24	10	- 58.3%
Days on Market Until Sale	19	16	- 15.8%	22	15	- 31.8%
Median Sales Price*	\$152,500	\$144,900	- 5.0%	\$119,500	\$172,450	+ 44.3%
Average Sales Price*	\$181,750	\$198,656	+ 9.3%	\$148,296	\$198,790	+ 34.0%
Percent of List Price Received*	100.2%	99.4%	- 0.8%	99.3%	100.0%	+ 0.7%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.9	+ 350.0%	--	--	--

* 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.

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.