

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		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	39	26	- 33.3%	89	61	- 31.5%
Pending Sales	43	36	- 16.3%	85	75	- 11.8%
Closed Sales	37	29	- 21.6%	74	67	- 9.5%
Days on Market Until Sale	13	36	+ 176.9%	11	31	+ 181.8%
Median Sales Price*	\$270,000	\$292,000	+ 8.1%	\$265,000	\$290,000	+ 9.4%
Average Sales Price*	\$292,196	\$315,105	+ 7.8%	\$278,870	\$314,563	+ 12.8%
Percent of List Price Received*	102.3%	98.0%	- 4.2%	101.6%	98.0%	- 3.5%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--

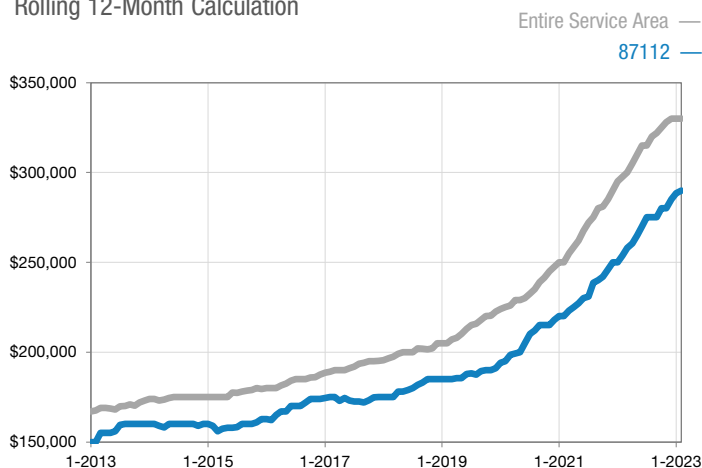
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	2	5	+ 150.0%	3	9	+ 200.0%
Pending Sales	1	7	+ 600.0%	2	9	+ 350.0%
Closed Sales	1	1	0.0%	6	10	+ 66.7%
Days on Market Until Sale	4	96	+ 2300.0%	3	30	+ 900.0%
Median Sales Price*	\$255,000	\$205,000	- 19.6%	\$238,500	\$250,000	+ 4.8%
Average Sales Price*	\$255,000	\$205,000	- 19.6%	\$250,650	\$242,190	- 3.4%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	100.5%	100.0%	- 0.5%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.1	0.3	+ 200.0%	--	--	--

* 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.

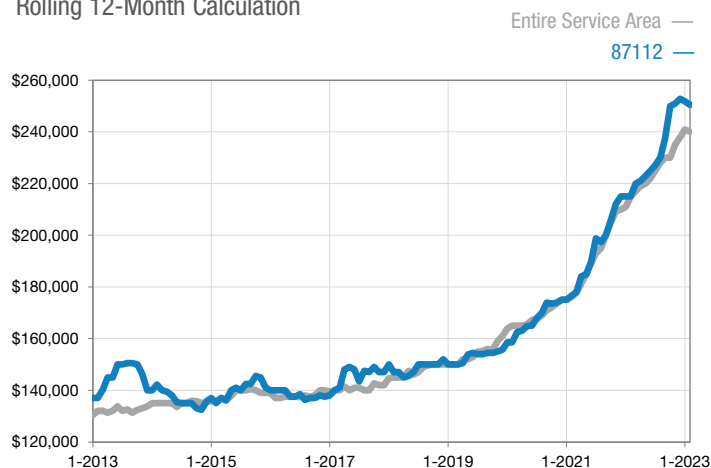
Median Sales Price - Single-Family Detached

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.