

# Local Market Update for February 2023

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



## 87004

| Single-Family Detached          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2022      | 2023             | Percent Change | Thru 2-2022  | Thru 2-2023      | Percent Change |
| New Listings                    | 10        | 7                | - 30.0%        | 11           | 14               | + 27.3%        |
| Pending Sales                   | 8         | 8                | 0.0%           | 12           | 16               | + 33.3%        |
| Closed Sales                    | 7         | 8                | + 14.3%        | 17           | 10               | - 41.2%        |
| Days on Market Until Sale       | 17        | 51               | + 200.0%       | 27           | 49               | + 81.5%        |
| Median Sales Price*             | \$297,000 | <b>\$377,500</b> | + 27.1%        | \$326,000    | <b>\$377,500</b> | + 15.8%        |
| Average Sales Price*            | \$297,158 | <b>\$371,000</b> | + 24.8%        | \$321,911    | <b>\$391,300</b> | + 21.6%        |
| Percent of List Price Received* | 96.6%     | <b>97.2%</b>     | + 0.6%         | 98.4%        | <b>97.6%</b>     | - 0.8%         |
| Inventory of Homes for Sale     | 6         | 8                | + 33.3%        | --           | --               | --             |
| Months Supply of Inventory      | 0.8       | 1.1              | + 37.5%        | --           | --               | --             |

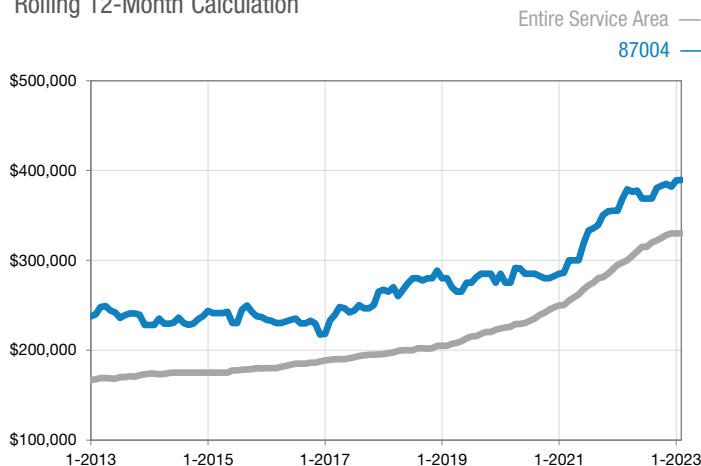
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | February |      |                | Year to Date |             |                |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2022     | 2023 | Percent Change | Thru 2-2022  | Thru 2-2023 | Percent Change |
| New Listings                    | 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.

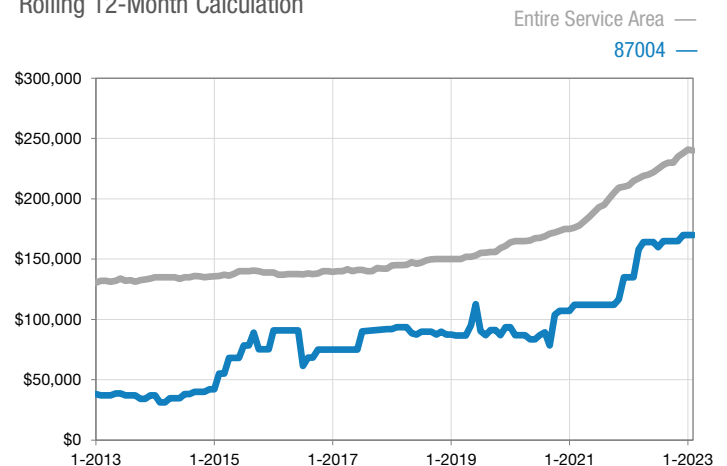
### Median Sales Price - Single-Family Detached

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.