Local Market Update for February 2023

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

gaar

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Single-Family Detached

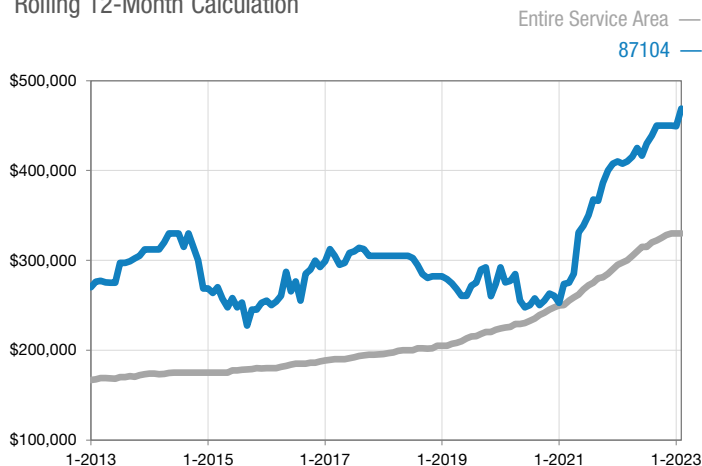| Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	7	8	+ 14.3%	17	12	- 29.4%
Pending Sales	8	8	0.0%	19	13	- 31.6%
Closed Sales	10	5	- 50.0%	23	7	- 69.6%
Days on Market Until Sale	33	14	- 57.6%	36	27	- 25.0%
Median Sales Price*	$396,250	$450,000	+ 13.6%	$393,000	$337,500	- 14.1%
Average Sales Price*	$393,149	$480,800	+ 22.3%	$413,396	$410,500	- 0.7%
Percent of List Price Received*	102.5%	97.2%	- 5.2%	98.5%	94.4%	- 4.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.5	0.5	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

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	0	4	--	5	8	+ 60.0%
Pending Sales	2	6	+ 200.0%	9	9	0.0%
Closed Sales	6	3	- 50.0%	9	4	- 55.6%
Days on Market Until Sale	14	14	0.0%	19	38	+ 100.0%
Median Sales Price*	$334,000	$302,000	- 9.6%	$293,000	$316,000	+ 7.8%
Average Sales Price*	$391,989	$314,000	- 19.9%	$344,298	$318,000	- 7.6%
Percent of List Price Received*	99.1%	95.2%	- 3.9%	98.9%	93.1%	- 5.9%
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.
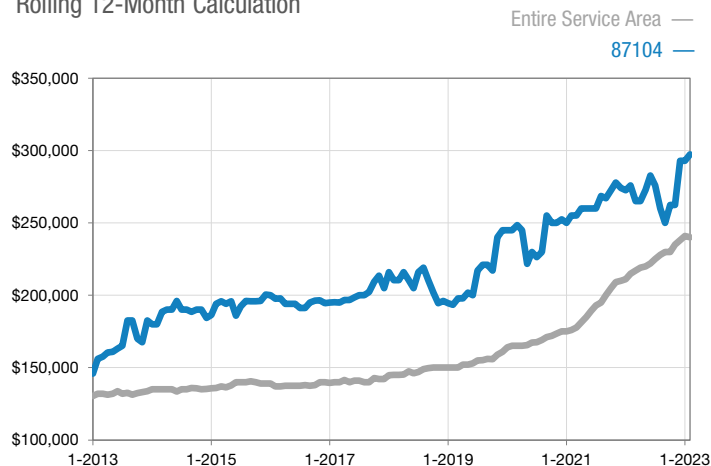
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87104 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
87104 —

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.