Local Market Update for February 2017

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.

87108

Single-Family Detached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	39	42	+ 7.7%	67	81	+ 20.9%
Pending Sales	20	31	+ 55.0%	43	63	+ 46.5%
Closed Sales	18	22	+ 22.2%	43	31	- 27.9%
Days on Market Until Sale	70	56	- 20.0%	76	64	- 15.8%
Median Sales Price*	$141,500	$163,750	+ 15.7%	$131,000	$156,600	+ 19.5%
Average Sales Price*	$166,089	$186,868	+ 12.5%	$154,204	$175,139	+ 13.6%
Percent of List Price Received*	96.2%	97.8%	+ 1.7%	95.1%	98.2%	+ 3.3%
Inventory of Homes for Sale	101	85	- 15.8%	--	--	--
Months Supply of Inventory	4.8	3.4	- 29.2%	--	--	--

* 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.
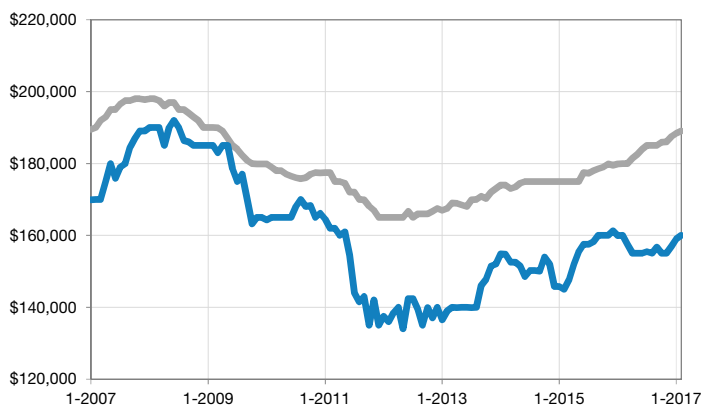
Single-Family Attached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	5	2	- 60.0%	8	8	0.0%
Pending Sales	3	4	+ 33.3%	4	5	+ 25.0%
Closed Sales	2	2	0.0%	2	3	+ 50.0%
Days on Market Until Sale	102	25	- 75.5%	102	60	- 41.2%
Median Sales Price*	$117,950	$92,500	- 21.6%	$117,950	$77,000	- 34.7%
Average Sales Price*	$117,950	$92,500	- 21.6%	$117,950	$87,333	- 26.0%
Percent of List Price Received*	94.2%	100.0%	+ 6.2%	94.2%	98.8%	+ 4.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	6.0	4.0	- 33.3%	--	--	--

* 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
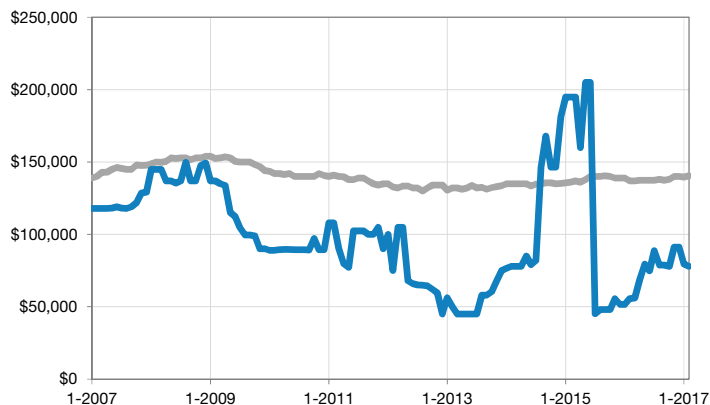Rolling 12-Month Calculation

All MLS —
87108 —

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

All MLS —
87108 —

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.