Local Market Update for February 2017

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

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Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached

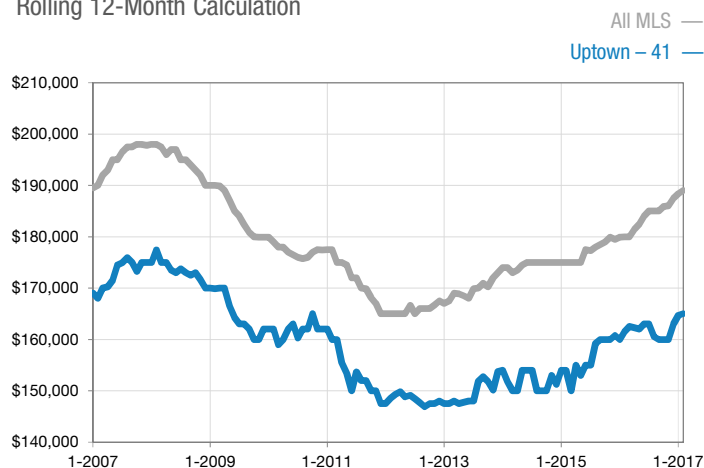| Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	33	38	+ 15.2%	73	72	- 1.4%
Pending Sales	29	26	- 10.3%	53	50	- 5.7%
Closed Sales	22	17	- 22.7%	53	49	- 7.5%
Days on Market Until Sale	55	48	- 12.7%	54	50	- 7.4%
Median Sales Price*	$155,750	$145,000	- 6.9%	$155,000	$167,000	+ 7.7%
Average Sales Price*	$152,503	$177,621	+ 16.5%	$156,148	$175,026	+ 12.1%
Percent of List Price Received*	98.0%	97.9%	- 0.1%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	81	62	- 23.5%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	5	1	- 80.0%	14	9	- 35.7%
Pending Sales	6	1	- 83.3%	14	5	- 64.3%
Closed Sales	4	2	- 50.0%	6	4	- 33.3%
Days on Market Until Sale	128	93	- 27.3%	100	48	- 52.0%
Median Sales Price*	$81,500	$85,500	+ 4.9%	$68,750	$85,500	+ 24.4%
Average Sales Price*	$81,375	$85,500	+ 5.1%	$71,000	$79,625	+ 12.1%
Percent of List Price Received*	94.5%	96.1%	+ 1.7%	93.9%	95.8%	+ 2.0%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	4.3	6.4	+ 48.8%	--	--	--

* 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.
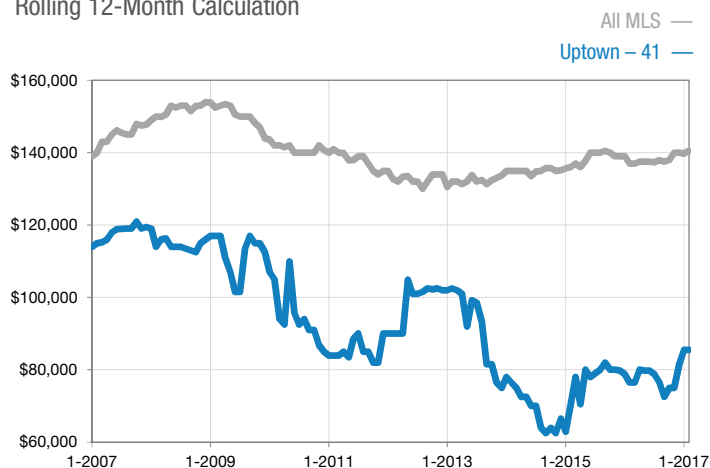
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Uptown – 41 —

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

All MLS —
Uptown – 41 —

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.