

Local Market Update for February 2017

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| New Listings | 13 | 7 | - 46.2% | 26 | 20 | - 23.1% |
| Pending Sales | 6 | 7 | + 16.7% | 16 | 10 | - 37.5% |
| Closed Sales | 6 | 4 | - 33.3% | 11 | 10 | - 9.1% |
| Days on Market Until Sale | 33 | 75 | + 127.3% | 41 | 80 | + 95.1% |
| Median Sales Price* | \$91,500 | \$120,000 | + 31.1% | \$90,000 | \$120,375 | + 33.8% |
| Average Sales Price* | \$86,890 | \$110,625 | + 27.3% | \$84,512 | \$113,175 | + 33.9% |
| Percent of List Price Received* | 99.3% | 96.9% | - 2.4% | 97.5% | 95.9% | - 1.6% |
| Inventory of Homes for Sale | 37 | 28 | - 24.3% | -- | -- | -- |
| Months Supply of Inventory | 5.0 | 4.3 | - 14.0% | -- | -- | -- |

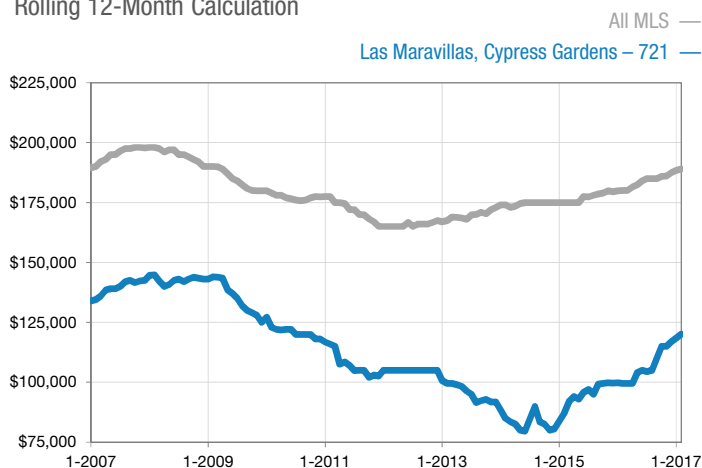
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | 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 | 1 | -- | -- | -- | -- |
| 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.

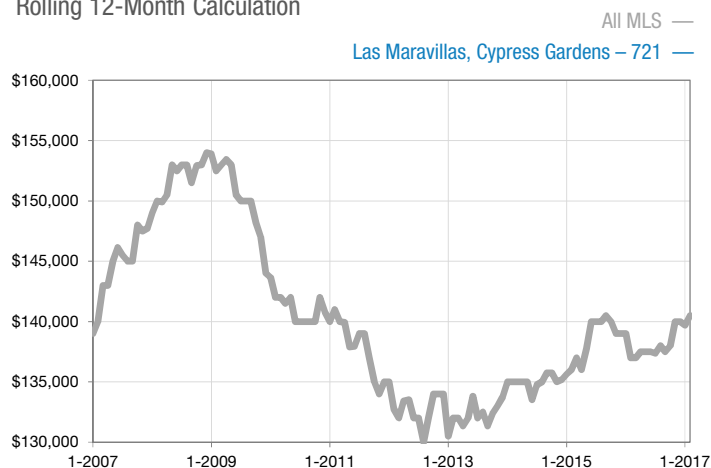
Median Sales Price - Single-Family Detached

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.