

Local Market Update for February 2017

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	36	49	+ 36.1%	66	86	+ 30.3%
Pending Sales	29	34	+ 17.2%	61	62	+ 1.6%
Closed Sales	24	18	- 25.0%	47	35	- 25.5%
Days on Market Until Sale	92	47	- 48.9%	74	45	- 39.2%
Median Sales Price*	\$228,375	\$202,000	- 11.5%	\$205,000	\$200,000	- 2.4%
Average Sales Price*	\$235,079	\$215,014	- 8.5%	\$221,662	\$221,336	- 0.1%
Percent of List Price Received*	97.4%	97.7%	+ 0.3%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	99	70	- 29.3%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--

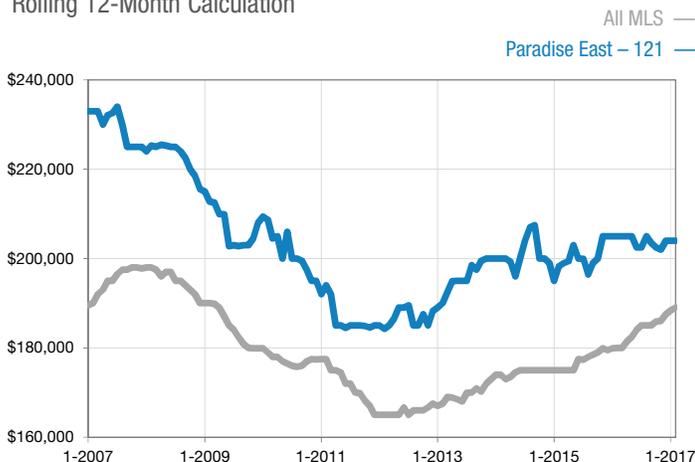
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	5	4	- 20.0%
Pending Sales	3	3	0.0%	8	5	- 37.5%
Closed Sales	3	4	+ 33.3%	3	5	+ 66.7%
Days on Market Until Sale	90	55	- 38.9%	90	78	- 13.3%
Median Sales Price*	\$82,200	\$94,857	+ 15.4%	\$82,200	\$91,214	+ 11.0%
Average Sales Price*	\$79,567	\$94,179	+ 18.4%	\$79,567	\$88,343	+ 11.0%
Percent of List Price Received*	95.2%	98.0%	+ 2.9%	95.2%	95.8%	+ 0.6%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

* 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.

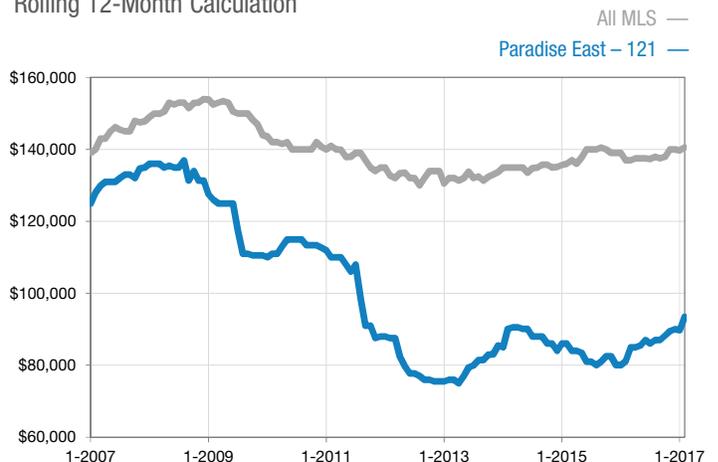
Median Sales Price - Single-Family Detached

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.