

Local Market Update for February 2017

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



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Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	77	88	+ 14.3%	146	160	+ 9.6%
Pending Sales	59	69	+ 16.9%	93	123	+ 32.3%
Closed Sales	34	34	0.0%	67	76	+ 13.4%
Days on Market Until Sale	59	64	+ 8.5%	65	63	- 3.1%
Median Sales Price*	\$291,000	\$251,000	- 13.7%	\$280,900	\$244,500	- 13.0%
Average Sales Price*	\$354,088	\$269,462	- 23.9%	\$348,316	\$285,092	- 18.2%
Percent of List Price Received*	96.5%	96.0%	- 0.5%	97.0%	96.7%	- 0.3%
Inventory of Homes for Sale	182	154	- 15.4%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

* 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	20	18	- 10.0%	39	31	- 20.5%
Pending Sales	12	12	0.0%	24	23	- 4.2%
Closed Sales	7	12	+ 71.4%	12	20	+ 66.7%
Days on Market Until Sale	83	47	- 43.4%	70	44	- 37.1%
Median Sales Price*	\$155,000	\$196,250	+ 26.6%	\$154,250	\$181,500	+ 17.7%
Average Sales Price*	\$162,986	\$206,467	+ 26.7%	\$161,533	\$188,075	+ 16.4%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	96.4%	98.0%	+ 1.7%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

* 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

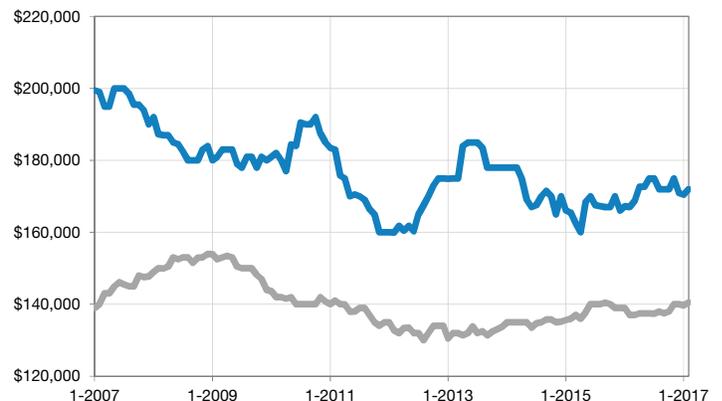
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.