

Local Market Update for February 2017

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	23	32	+ 39.1%	40	60	+ 50.0%
Pending Sales	19	18	- 5.3%	41	36	- 12.2%
Closed Sales	19	13	- 31.6%	33	22	- 33.3%
Days on Market Until Sale	62	58	- 6.5%	71	54	- 23.9%
Median Sales Price*	\$243,000	\$178,900	- 26.4%	\$180,000	\$203,500	+ 13.1%
Average Sales Price*	\$217,189	\$177,423	- 18.3%	\$186,409	\$184,180	- 1.2%
Percent of List Price Received*	95.2%	97.2%	+ 2.1%	95.4%	98.0%	+ 2.7%
Inventory of Homes for Sale	51	54	+ 5.9%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

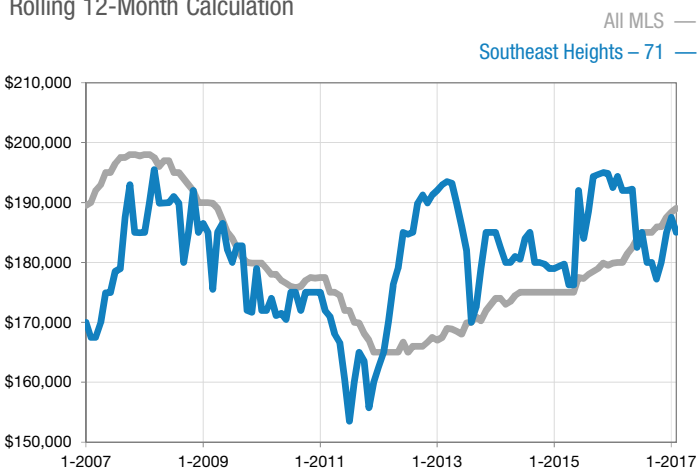
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	8	20	+ 150.0%	12	37	+ 208.3%
Pending Sales	4	5	+ 25.0%	7	6	- 14.3%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Days on Market Until Sale	67	1	- 98.5%	93	65	- 30.1%
Median Sales Price*	\$140,500	\$35,000	- 75.1%	\$135,000	\$56,000	- 58.5%
Average Sales Price*	\$140,500	\$35,000	- 75.1%	\$117,667	\$56,000	- 52.4%
Percent of List Price Received*	95.4%	100.0%	+ 4.8%	93.6%	98.2%	+ 4.9%
Inventory of Homes for Sale	14	34	+ 142.9%	--	--	--
Months Supply of Inventory	5.8	13.2	+ 127.6%	--	--	--

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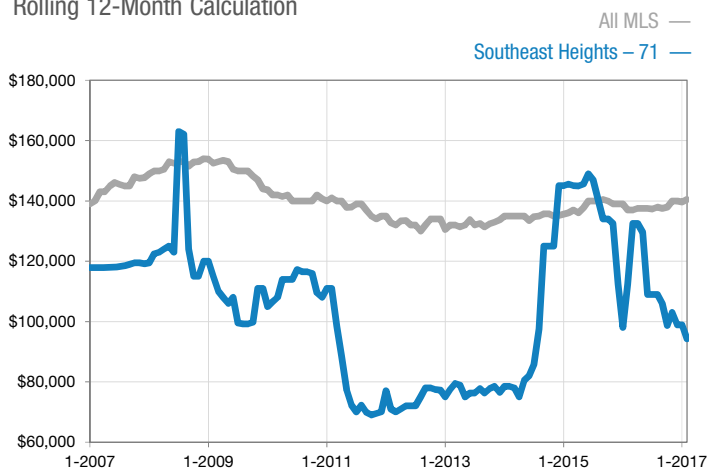
Median Sales Price - Single-Family Detached

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.