

Local Market Update for February 2017

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	35	27	- 22.9%	55	46	- 16.4%
Pending Sales	18	19	+ 5.6%	30	33	+ 10.0%
Closed Sales	10	12	+ 20.0%	22	19	- 13.6%
Days on Market Until Sale	81	53	- 34.6%	91	50	- 45.1%
Median Sales Price*	\$194,000	\$215,000	+ 10.8%	\$205,000	\$199,000	- 2.9%
Average Sales Price*	\$199,950	\$244,533	+ 22.3%	\$203,014	\$225,284	+ 11.0%
Percent of List Price Received*	97.8%	96.5%	- 1.3%	97.5%	95.8%	- 1.7%
Inventory of Homes for Sale	79	52	- 34.2%	--	--	--
Months Supply of Inventory	5.2	3.2	- 38.5%	--	--	--

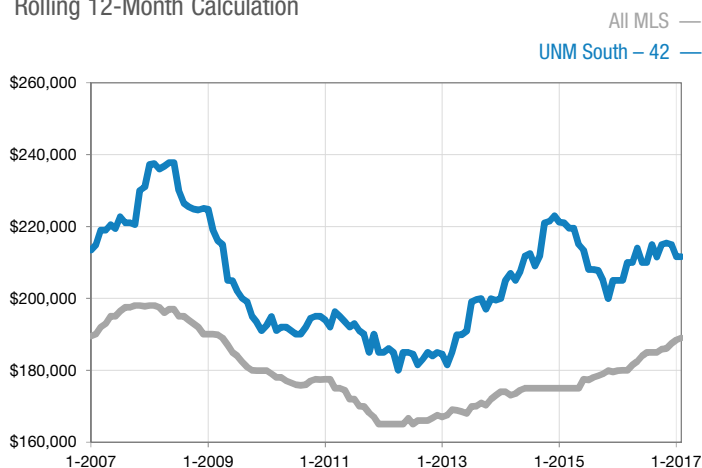
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	1	2	+ 100.0%	3	4	+ 33.3%
Pending Sales	2	2	0.0%	3	2	- 33.3%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	67	--	--	52	28	- 46.2%
Median Sales Price*	\$67,250	--	--	\$85,000	\$26,600	- 68.7%
Average Sales Price*	\$67,250	--	--	\$73,167	\$26,600	- 63.6%
Percent of List Price Received*	91.1%	--	--	94.1%	93.3%	- 0.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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.

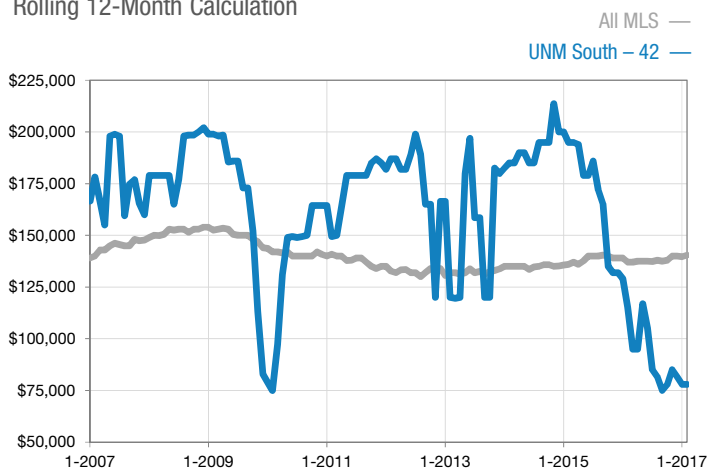
Median Sales Price - Single-Family Detached

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.