

Local Market Update for February 2017

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	20	18	- 10.0%	32	35	+ 9.4%
Pending Sales	11	15	+ 36.4%	19	32	+ 68.4%
Closed Sales	7	14	+ 100.0%	13	23	+ 76.9%
Days on Market Until Sale	35	57	+ 62.9%	91	54	- 40.7%
Median Sales Price*	\$140,000	\$176,500	+ 26.1%	\$127,000	\$175,000	+ 37.8%
Average Sales Price*	\$140,643	\$244,952	+ 74.2%	\$186,577	\$223,688	+ 19.9%
Percent of List Price Received*	97.4%	96.5%	- 0.9%	96.1%	96.9%	+ 0.8%
Inventory of Homes for Sale	51	47	- 7.8%	--	--	--
Months Supply of Inventory	4.3	3.6	- 16.3%	--	--	--

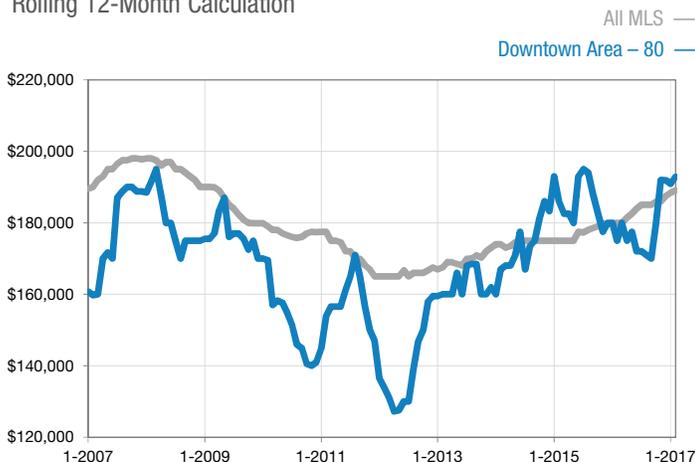
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	30	8	- 73.3%	40	25	- 37.5%
Pending Sales	8	6	- 25.0%	15	16	+ 6.7%
Closed Sales	5	4	- 20.0%	12	14	+ 16.7%
Days on Market Until Sale	62	98	+ 58.1%	46	64	+ 39.1%
Median Sales Price*	\$182,000	\$109,950	- 39.6%	\$185,950	\$166,000	- 10.7%
Average Sales Price*	\$164,360	\$126,225	- 23.2%	\$184,299	\$167,937	- 8.9%
Percent of List Price Received*	99.5%	94.9%	- 4.6%	102.0%	95.4%	- 6.5%
Inventory of Homes for Sale	70	24	- 65.7%	--	--	--
Months Supply of Inventory	9.2	3.3	- 64.1%	--	--	--

* 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.