

Local Market Update for February 2017

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	32	40	+ 25.0%	59	75	+ 27.1%
Pending Sales	12	27	+ 125.0%	27	40	+ 48.1%
Closed Sales	14	13	- 7.1%	29	32	+ 10.3%
Days on Market Until Sale	94	79	- 16.0%	72	64	- 11.1%
Median Sales Price*	\$157,500	\$216,000	+ 37.1%	\$162,900	\$180,700	+ 10.9%
Average Sales Price*	\$251,000	\$206,969	- 17.5%	\$231,410	\$206,344	- 10.8%
Percent of List Price Received*	92.7%	96.8%	+ 4.4%	94.8%	95.6%	+ 0.8%
Inventory of Homes for Sale	92	79	- 14.1%	--	--	--
Months Supply of Inventory	4.5	3.8	- 15.6%	--	--	--

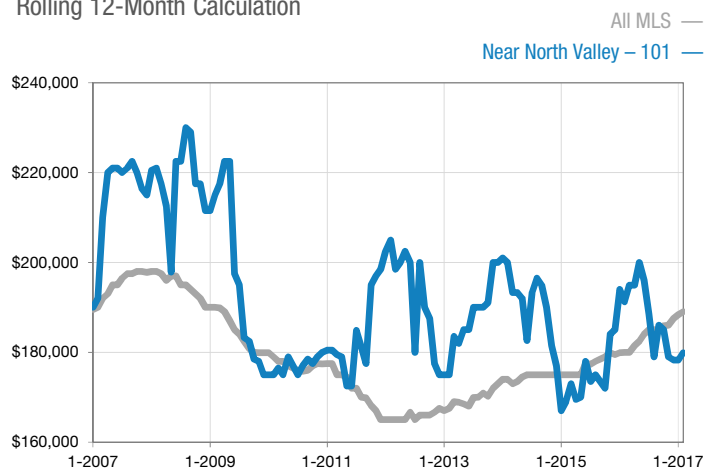
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	6	3	- 50.0%	14	9	- 35.7%
Pending Sales	6	4	- 33.3%	9	9	0.0%
Closed Sales	4	3	- 25.0%	7	5	- 28.6%
Days on Market Until Sale	118	123	+ 4.2%	73	82	+ 12.3%
Median Sales Price*	\$160,000	\$261,000	+ 63.1%	\$174,000	\$254,961	+ 46.5%
Average Sales Price*	\$167,100	\$264,987	+ 58.6%	\$158,271	\$216,892	+ 37.0%
Percent of List Price Received*	97.3%	96.6%	- 0.7%	97.2%	96.8%	- 0.4%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

* 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.

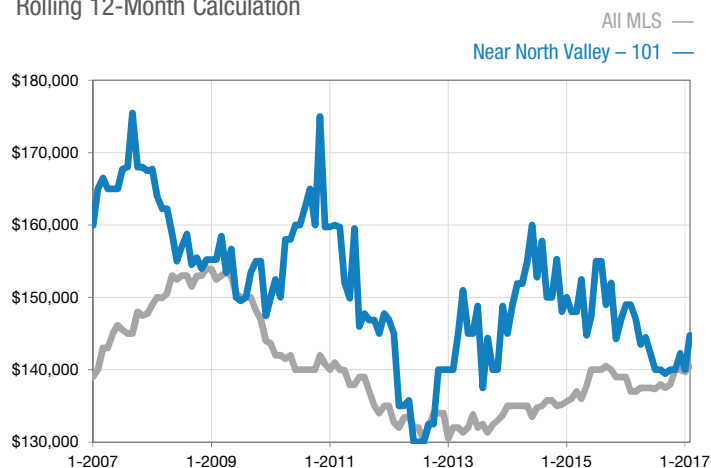
Median Sales Price - Single-Family Detached

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.