

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	31	18	- 41.9%	55	35	- 36.4%
Pending Sales	16	8	- 50.0%	29	20	- 31.0%
Closed Sales	10	13	+ 30.0%	22	26	+ 18.2%
Days on Market Until Sale	66	44	- 33.3%	77	44	- 42.9%
Median Sales Price*	\$252,750	\$251,000	- 0.7%	\$256,750	\$237,500	- 7.5%
Average Sales Price*	\$252,800	\$290,269	+ 14.8%	\$257,603	\$256,952	- 0.3%
Percent of List Price Received*	98.9%	94.8%	- 4.1%	96.8%	94.6%	- 2.3%
Inventory of Homes for Sale	63	50	- 20.6%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--

* 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	2	6	+ 200.0%	10	9	- 10.0%
Pending Sales	5	2	- 60.0%	6	3	- 50.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Days on Market Until Sale	34	2	- 94.1%	28	15	- 46.4%
Median Sales Price*	\$29,500	\$220,000	+ 645.8%	\$57,250	\$123,300	+ 115.4%
Average Sales Price*	\$29,500	\$220,000	+ 645.8%	\$57,250	\$123,300	+ 115.4%
Percent of List Price Received*	90.8%	96.3%	+ 6.1%	95.4%	94.8%	- 0.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	3.8	4.8	+ 26.3%	--	--	--

* 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.

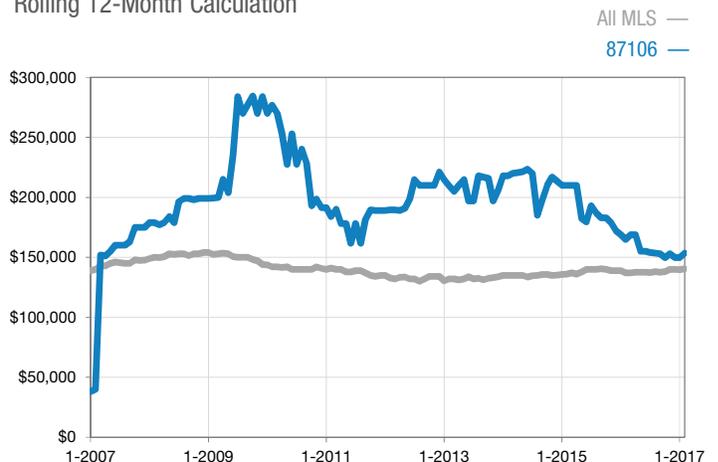
Median Sales Price - Single-Family Detached

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.