

Local Market Update for February 2017

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	28	38	+ 35.7%
Pending Sales	10	23	+ 130.0%	20	41	+ 105.0%
Closed Sales	13	13	0.0%	18	28	+ 55.6%
Days on Market Until Sale	60	35	- 41.7%	51	54	+ 5.9%
Median Sales Price*	\$197,000	\$234,000	+ 18.8%	\$203,750	\$217,445	+ 6.7%
Average Sales Price*	\$203,597	\$241,699	+ 18.7%	\$219,431	\$236,839	+ 7.9%
Percent of List Price Received*	96.2%	96.9%	+ 0.7%	96.3%	96.5%	+ 0.2%
Inventory of Homes for Sale	44	21	- 52.3%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--

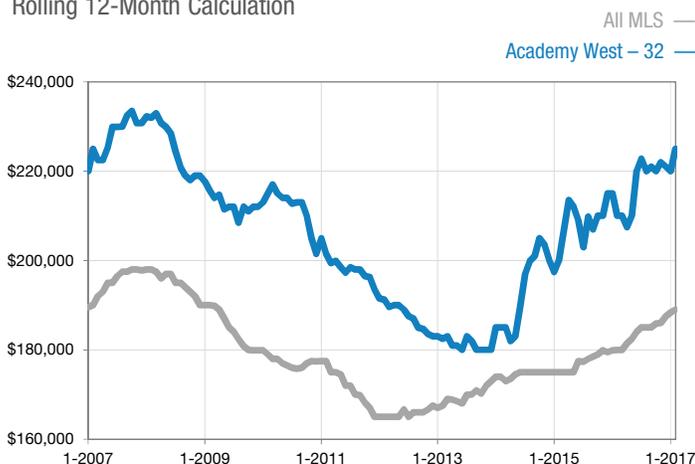
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	14	17	+ 21.4%	20	26	+ 30.0%
Pending Sales	14	14	0.0%	19	22	+ 15.8%
Closed Sales	11	11	0.0%	13	17	+ 30.8%
Days on Market Until Sale	57	54	- 5.3%	59	40	- 32.2%
Median Sales Price*	\$153,000	\$148,000	- 3.3%	\$150,000	\$148,000	- 1.3%
Average Sales Price*	\$146,291	\$139,364	- 4.7%	\$145,323	\$144,706	- 0.4%
Percent of List Price Received*	95.5%	98.0%	+ 2.6%	95.9%	98.3%	+ 2.5%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--

* 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.