

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		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	42	41	- 2.4%	74	82	+ 10.8%
Pending Sales	18	30	+ 66.7%	30	41	+ 36.7%
Closed Sales	12	11	- 8.3%	30	31	+ 3.3%
Days on Market Until Sale	91	76	- 16.5%	74	61	- 17.6%
Median Sales Price*	\$235,000	\$216,000	- 8.1%	\$227,500	\$200,000	- 12.1%
Average Sales Price*	\$309,992	\$310,418	+ 0.1%	\$324,263	\$241,955	- 25.4%
Percent of List Price Received*	92.7%	97.0%	+ 4.6%	95.0%	96.4%	+ 1.5%
Inventory of Homes for Sale	118	98	- 16.9%	--	--	--
Months Supply of Inventory	5.6	4.3	- 23.2%	--	--	--

* 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	7	2	- 71.4%	12	8	- 33.3%
Pending Sales	5	4	- 20.0%	8	8	0.0%
Closed Sales	4	3	- 25.0%	6	5	- 16.7%
Days on Market Until Sale	118	64	- 45.8%	85	47	- 44.7%
Median Sales Price*	\$160,000	\$104,500	- 34.7%	\$175,250	\$120,000	- 31.5%
Average Sales Price*	\$167,100	\$150,800	- 9.8%	\$169,817	\$148,380	- 12.6%
Percent of List Price Received*	97.3%	93.2%	- 4.2%	97.8%	94.7%	- 3.2%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

* 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

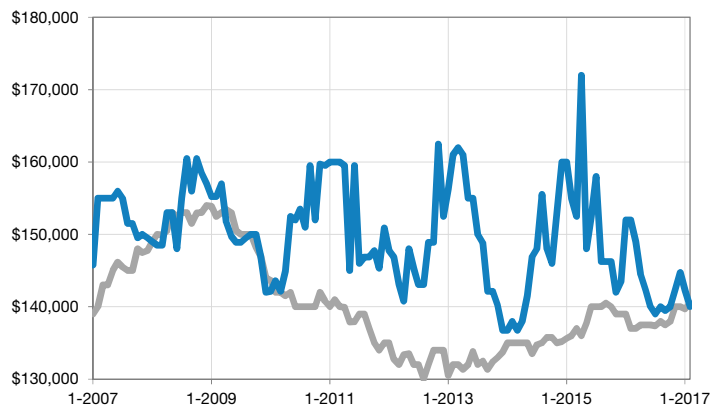
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.