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

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	118	91	- 22.9%	203	198	- 2.5%
Pending Sales	96	85	- 11.5%	165	162	- 1.8%
Closed Sales	58	50	- 13.8%	113	108	- 4.4%
Days on Market Until Sale	92	50	- 45.7%	80	62	- 22.5%
Median Sales Price*	$162,250	$175,000	+ 7.9%	$174,200	$174,000	- 0.1%
Average Sales Price*	$185,396	$186,018	+ 0.3%	$194,186	$194,321	+ 0.1%
Percent of List Price Received*	96.4%	99.3%	+ 3.0%	96.4%	98.5%	+ 2.2%
Inventory of Homes for Sale	250	192	- 23.2%	--	--	--
Months Supply of Inventory	3.1	2.3	- 25.8%	--	--	--

* 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.
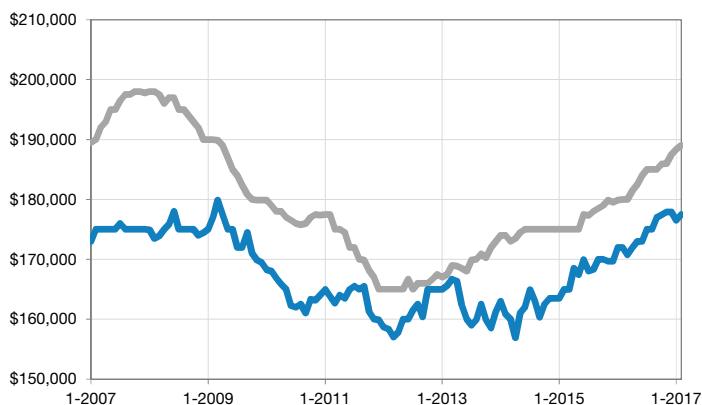
Single-Family Attached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	11	11	0.0%	21	23	+ 9.5%
Pending Sales	4	8	+ 100.0%	10	18	+ 80.0%
Closed Sales	6	4	- 33.3%	14	11	- 21.4%
Days on Market Until Sale	117	35	- 70.1%	73	48	- 34.2%
Median Sales Price*	$156,450	$124,000	- 20.7%	$129,250	$92,000	- 28.8%
Average Sales Price*	$143,150	$124,350	- 13.1%	$129,321	$113,573	- 12.2%
Percent of List Price Received*	97.2%	95.2%	- 2.1%	97.3%	96.2%	- 1.1%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--

* 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
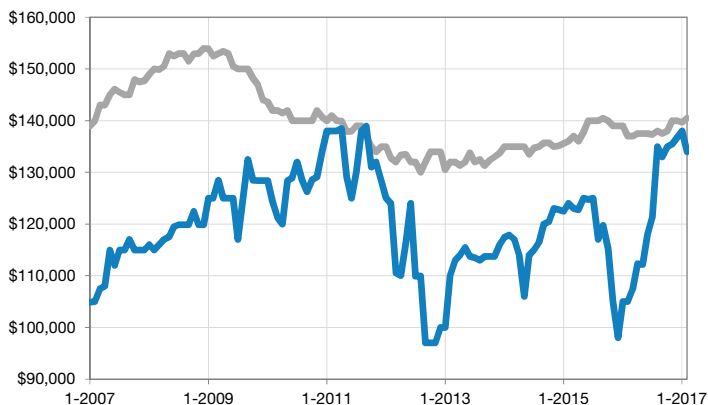Rolling 12-Month Calculation

All MLS —
87124 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
87124 —

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.