Local Market Update for February 2017

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

gaar

87104

Single-Family Detached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	14	22	+ 57.1%	23	32	+ 39.1%
Pending Sales	8	11	+ 37.5%	15	23	+ 53.3%
Closed Sales	7	11	+ 57.1%	13	20	+ 53.8%
Days on Market Until Sale	48	65	+ 35.4%	87	78	- 10.3%
Median Sales Price*	$127,000	$279,000	+ 119.7%	$139,000	$295,750	+ 112.8%
Average Sales Price*	$160,143	$303,539	+ 89.5%	$212,838	$313,842	+ 47.5%
Percent of List Price Received*	96.6%	95.9%	- 0.7%	94.7%	94.7%	0.0%
Inventory of Homes for Sale	41	41	0.0%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

* 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.
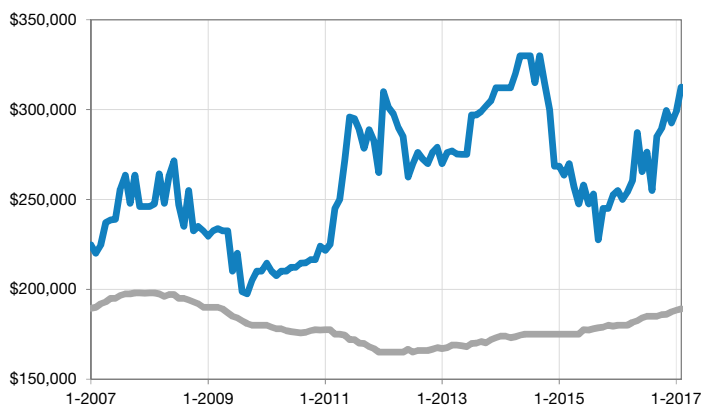
Single-Family Attached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
New Listings	7	3	- 57.1%	13	14	+ 7.7%
Pending Sales	6	5	- 16.7%	7	13	+ 85.7%
Closed Sales	1	3	+ 200.0%	7	8	+ 14.3%
Days on Market Until Sale	16	98	+ 512.5%	13	63	+ 384.6%
Median Sales Price*	$182,000	$254,961	+ 40.1%	$182,000	$204,401	+ 12.3%
Average Sales Price*	$182,000	$219,654	+ 20.7%	$176,112	$202,023	+ 14.7%
Percent of List Price Received*	102.9%	95.9%	- 6.8%	104.2%	96.6%	- 7.3%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--

* 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
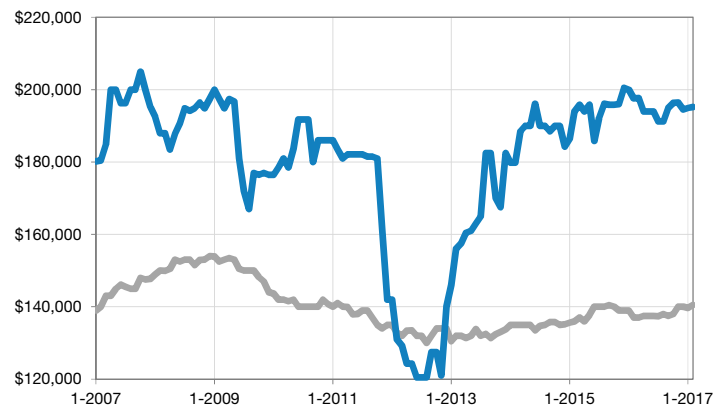Rolling 12-Month Calculation

All MLS —
87104 —

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

All MLS —
87104 —

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.