

# Local Market Update for February 2017

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



## 87123

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	59	<b>48</b>	- 18.6%	98	<b>106</b>	+ 8.2%
Pending Sales	36	<b>42</b>	+ 16.7%	74	<b>73</b>	- 1.4%
Closed Sales	37	<b>32</b>	- 13.5%	56	<b>59</b>	+ 5.4%
Days on Market Until Sale	63	<b>63</b>	0.0%	63	<b>59</b>	- 6.3%
Median Sales Price*	\$204,000	<b>\$193,500</b>	- 5.1%	\$220,250	<b>\$182,500</b>	- 17.1%
Average Sales Price*	\$220,048	<b>\$206,878</b>	- 6.0%	\$227,142	<b>\$197,859</b>	- 12.9%
Percent of List Price Received*	96.7%	<b>96.7%</b>	0.0%	96.5%	<b>96.3%</b>	- 0.2%
Inventory of Homes for Sale	120	<b>99</b>	- 17.5%	--	--	--
Months Supply of Inventory	3.4	<b>2.7</b>	- 20.6%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	16	<b>27</b>	+ 68.8%	27	<b>44</b>	+ 63.0%
Pending Sales	8	<b>10</b>	+ 25.0%	15	<b>10</b>	- 33.3%
Closed Sales	6	<b>4</b>	- 33.3%	9	<b>6</b>	- 33.3%
Days on Market Until Sale	30	<b>79</b>	+ 163.3%	57	<b>64</b>	+ 12.3%
Median Sales Price*	\$145,500	<b>\$146,500</b>	+ 0.7%	\$135,000	<b>\$143,500</b>	+ 6.3%
Average Sales Price*	\$149,833	<b>\$142,250</b>	- 5.1%	\$132,556	<b>\$131,483</b>	- 0.8%
Percent of List Price Received*	95.7%	<b>93.4%</b>	- 2.4%	95.5%	<b>95.0%</b>	- 0.5%
Inventory of Homes for Sale	25	<b>42</b>	+ 68.0%	--	--	--
Months Supply of Inventory	3.8	<b>6.2</b>	+ 63.2%	--	--	--

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### 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.