

Local Market Update for February 2017

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	13	7	- 46.2%	26	20	- 23.1%
Pending Sales	6	7	+ 16.7%	16	10	- 37.5%
Closed Sales	6	4	- 33.3%	11	10	- 9.1%
Days on Market Until Sale	33	75	+ 127.3%	41	80	+ 95.1%
Median Sales Price*	\$91,500	\$120,000	+ 31.1%	\$90,000	\$120,375	+ 33.8%
Average Sales Price*	\$86,890	\$110,625	+ 27.3%	\$84,512	\$113,175	+ 33.9%
Percent of List Price Received*	99.3%	96.9%	- 2.4%	97.5%	95.9%	- 1.6%
Inventory of Homes for Sale	37	28	- 24.3%	--	--	--
Months Supply of Inventory	5.0	4.3	- 14.0%	--	--	--

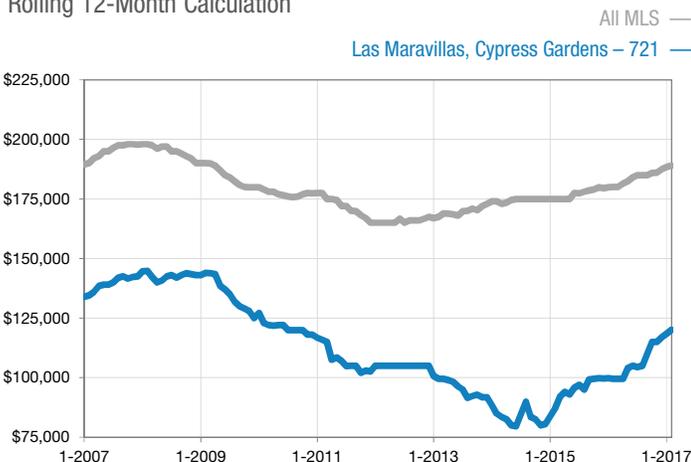
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.