

# Local Market Update for February 2017

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

| 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                    | 35        | 27               | - 22.9%        | 55           | 46               | - 16.4%        |
| Pending Sales                   | 18        | 19               | + 5.6%         | 30           | 33               | + 10.0%        |
| Closed Sales                    | 10        | 12               | + 20.0%        | 22           | 19               | - 13.6%        |
| Days on Market Until Sale       | 81        | 53               | - 34.6%        | 91           | 50               | - 45.1%        |
| Median Sales Price*             | \$194,000 | <b>\$215,000</b> | + 10.8%        | \$205,000    | <b>\$199,000</b> | - 2.9%         |
| Average Sales Price*            | \$199,950 | <b>\$244,533</b> | + 22.3%        | \$203,014    | <b>\$225,284</b> | + 11.0%        |
| Percent of List Price Received* | 97.8%     | <b>96.5%</b>     | - 1.3%         | 97.5%        | <b>95.8%</b>     | - 1.7%         |
| Inventory of Homes for Sale     | 79        | 52               | - 34.2%        | --           | --               | --             |
| Months Supply of Inventory      | 5.2       | 3.2              | - 38.5%        | --           | --               | --             |

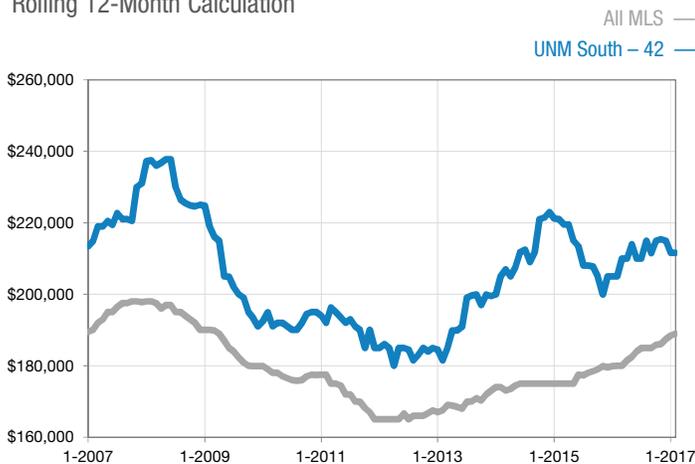
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| 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                    | 1        | 2    | + 100.0%       | 3            | 4               | + 33.3%        |
| Pending Sales                   | 2        | 2    | 0.0%           | 3            | 2               | - 33.3%        |
| Closed Sales                    | 2        | 0    | - 100.0%       | 3            | 1               | - 66.7%        |
| Days on Market Until Sale       | 67       | --   | --             | 52           | 28              | - 46.2%        |
| Median Sales Price*             | \$67,250 | --   | --             | \$85,000     | <b>\$26,600</b> | - 68.7%        |
| Average Sales Price*            | \$67,250 | --   | --             | \$73,167     | <b>\$26,600</b> | - 63.6%        |
| Percent of List Price Received* | 91.1%    | --   | --             | 94.1%        | <b>93.3%</b>    | - 0.9%         |
| Inventory of Homes for Sale     | 3        | 5    | + 66.7%        | --           | --              | --             |
| Months Supply of Inventory      | 1.7      | 2.6  | + 52.9%        | --           | --              | --             |

\* 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.

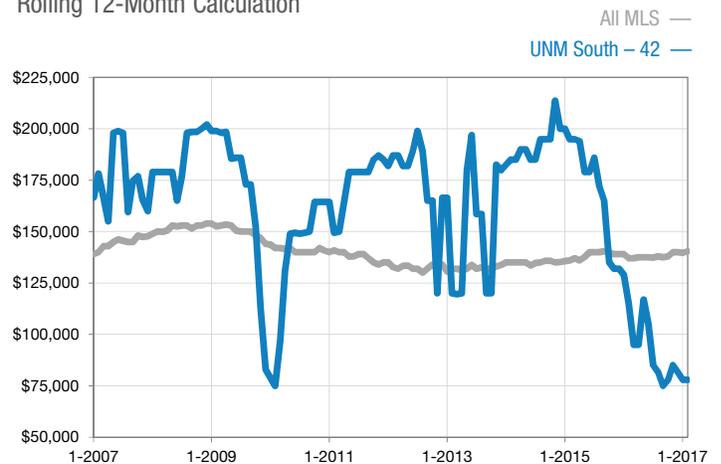
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### 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.