

# Local Market Update for February 2017

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

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	23	<b>32</b>	+ 39.1%	40	<b>60</b>	+ 50.0%
Pending Sales	19	<b>18</b>	- 5.3%	41	<b>36</b>	- 12.2%
Closed Sales	19	<b>13</b>	- 31.6%	33	<b>22</b>	- 33.3%
Days on Market Until Sale	62	<b>58</b>	- 6.5%	71	<b>54</b>	- 23.9%
Median Sales Price*	\$243,000	<b>\$178,900</b>	- 26.4%	\$180,000	<b>\$203,500</b>	+ 13.1%
Average Sales Price*	\$217,189	<b>\$177,423</b>	- 18.3%	\$186,409	<b>\$184,180</b>	- 1.2%
Percent of List Price Received*	95.2%	<b>97.2%</b>	+ 2.1%	95.4%	<b>98.0%</b>	+ 2.7%
Inventory of Homes for Sale	51	<b>54</b>	+ 5.9%	--	--	--
Months Supply of Inventory	3.1	<b>3.1</b>	0.0%	--	--	--

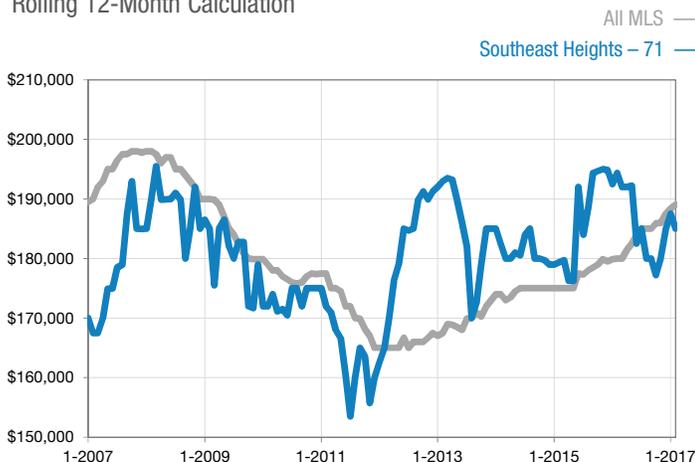
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>20</b>	+ 150.0%	12	<b>37</b>	+ 208.3%
Pending Sales	4	<b>5</b>	+ 25.0%	7	<b>6</b>	- 14.3%
Closed Sales	2	<b>1</b>	- 50.0%	3	<b>2</b>	- 33.3%
Days on Market Until Sale	67	<b>1</b>	- 98.5%	93	<b>65</b>	- 30.1%
Median Sales Price*	\$140,500	<b>\$35,000</b>	- 75.1%	\$135,000	<b>\$56,000</b>	- 58.5%
Average Sales Price*	\$140,500	<b>\$35,000</b>	- 75.1%	\$117,667	<b>\$56,000</b>	- 52.4%
Percent of List Price Received*	95.4%	<b>100.0%</b>	+ 4.8%	93.6%	<b>98.2%</b>	+ 4.9%
Inventory of Homes for Sale	14	<b>34</b>	+ 142.9%	--	--	--
Months Supply of Inventory	5.8	<b>13.2</b>	+ 127.6%	--	--	--

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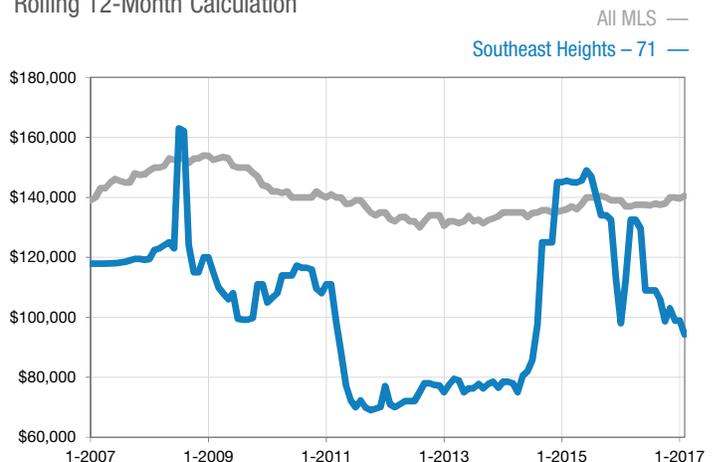
### Median Sales Price - Single-Family Detached

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.