

Local Market Update for February 2017

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	26	16	- 38.5%	46	30	- 34.8%
Pending Sales	18	18	0.0%	32	34	+ 6.3%
Closed Sales	13	15	+ 15.4%	30	25	- 16.7%
Days on Market Until Sale	69	37	- 46.4%	71	45	- 36.6%
Median Sales Price*	\$255,500	\$288,000	+ 12.7%	\$250,583	\$245,000	- 2.2%
Average Sales Price*	\$274,359	\$293,100	+ 6.8%	\$264,169	\$269,330	+ 2.0%
Percent of List Price Received*	97.1%	98.1%	+ 1.0%	96.1%	97.5%	+ 1.5%
Inventory of Homes for Sale	57	31	- 45.6%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

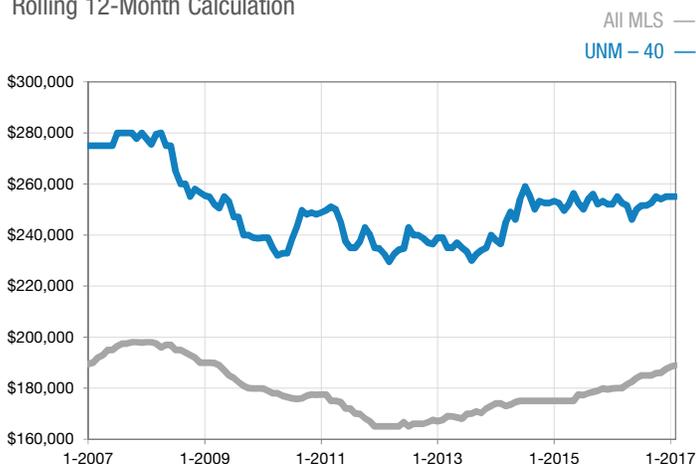
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	2	2	0.0%	7	4	- 42.9%
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	2	--	--	2	--
Median Sales Price*	--	\$220,000	--	--	\$220,000	--
Average Sales Price*	--	\$220,000	--	--	\$220,000	--
Percent of List Price Received*	--	96.3%	--	--	96.3%	--
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	4.5	3.0	- 33.3%	--	--	--

* 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.

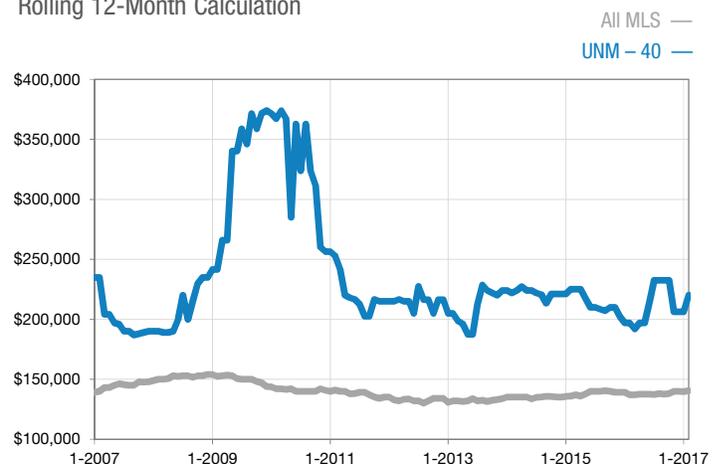
Median Sales Price - Single-Family Detached

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.