

Local Market Update for February 2017

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



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Single-Family Detached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	40	47	+ 17.5%	81	87	+ 7.4%
Pending Sales	24	38	+ 58.3%	52	60	+ 15.4%
Closed Sales	18	13	- 27.8%	37	33	- 10.8%
Days on Market Until Sale	47	47	0.0%	46	47	+ 2.2%
Median Sales Price*	\$126,500	\$143,000	+ 13.0%	\$115,000	\$143,000	+ 24.3%
Average Sales Price*	\$162,616	\$160,162	- 1.5%	\$141,313	\$154,591	+ 9.4%
Percent of List Price Received*	96.0%	99.9%	+ 4.1%	96.7%	96.9%	+ 0.2%
Inventory of Homes for Sale	124	94	- 24.2%	--	--	--
Months Supply of Inventory	5.2	3.5	- 32.7%	--	--	--

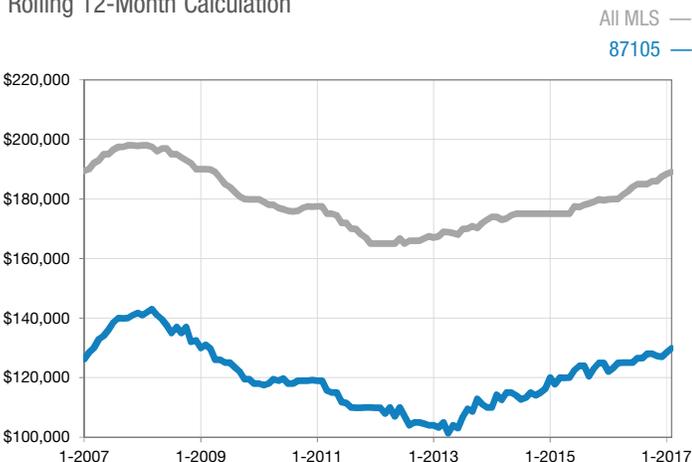
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	3	8	+ 166.7%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	2	--	0	3	--
Days on Market Until Sale	--	31	--	--	34	--
Median Sales Price*	--	\$71,250	--	--	\$87,500	--
Average Sales Price*	--	\$71,250	--	--	\$86,667	--
Percent of List Price Received*	--	94.4%	--	--	96.3%	--
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

* 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.

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.