

Local Market Update for February 2017

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| New Listings | 20 | 18 | - 10.0% | 32 | 35 | + 9.4% |
| Pending Sales | 11 | 15 | + 36.4% | 19 | 32 | + 68.4% |
| Closed Sales | 7 | 14 | + 100.0% | 13 | 23 | + 76.9% |
| Days on Market Until Sale | 35 | 57 | + 62.9% | 91 | 54 | - 40.7% |
| Median Sales Price* | \$140,000 | \$176,500 | + 26.1% | \$127,000 | \$175,000 | + 37.8% |
| Average Sales Price* | \$140,643 | \$244,952 | + 74.2% | \$186,577 | \$223,688 | + 19.9% |
| Percent of List Price Received* | 97.4% | 96.5% | - 0.9% | 96.1% | 96.9% | + 0.8% |
| Inventory of Homes for Sale | 51 | 47 | - 7.8% | -- | -- | -- |
| Months Supply of Inventory | 4.3 | 3.6 | - 16.3% | -- | -- | -- |

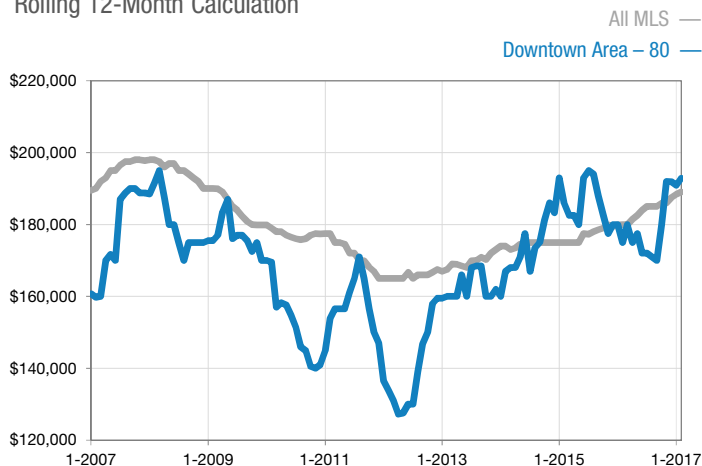
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2016 | 2017 | Percent Change | Thru 2-2016 | Thru 2-2017 | Percent Change |
| New Listings | 30 | 8 | - 73.3% | 40 | 25 | - 37.5% |
| Pending Sales | 8 | 6 | - 25.0% | 15 | 16 | + 6.7% |
| Closed Sales | 5 | 4 | - 20.0% | 12 | 14 | + 16.7% |
| Days on Market Until Sale | 62 | 98 | + 58.1% | 46 | 64 | + 39.1% |
| Median Sales Price* | \$182,000 | \$109,950 | - 39.6% | \$185,950 | \$166,000 | - 10.7% |
| Average Sales Price* | \$164,360 | \$126,225 | - 23.2% | \$184,299 | \$167,937 | - 8.9% |
| Percent of List Price Received* | 99.5% | 94.9% | - 4.6% | 102.0% | 95.4% | - 6.5% |
| Inventory of Homes for Sale | 70 | 24 | - 65.7% | -- | -- | -- |
| Months Supply of Inventory | 9.2 | 3.3 | - 64.1% | -- | -- | -- |

* 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.

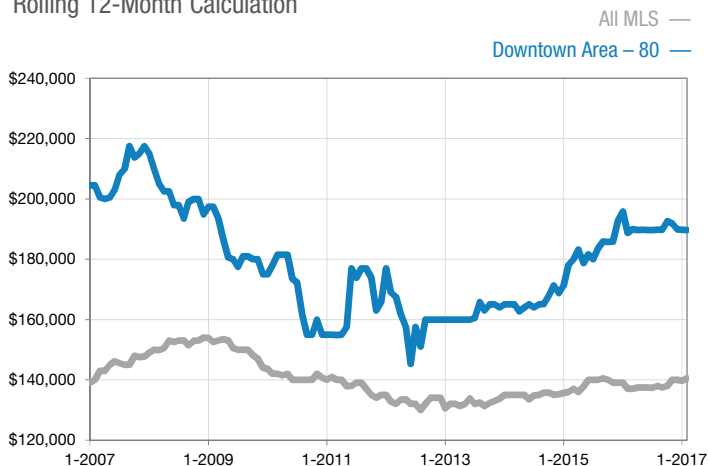
Median Sales Price - Single-Family Detached

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.