

Local Market Update for January 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	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
Key Metrics						
New Listings	12	17	+ 41.7%	12	17	+ 41.7%
Pending Sales	8	17	+ 112.5%	8	17	+ 112.5%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Days on Market Until Sale	156	50	- 67.9%	156	50	- 67.9%
Median Sales Price*	\$115,000	\$147,000	+ 27.8%	\$115,000	\$147,000	+ 27.8%
Average Sales Price*	\$240,167	\$190,611	- 20.6%	\$240,167	\$190,611	- 20.6%
Percent of List Price Received*	94.5%	97.5%	+ 3.2%	94.5%	97.5%	+ 3.2%
Inventory of Homes for Sale	48	59	+ 22.9%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--

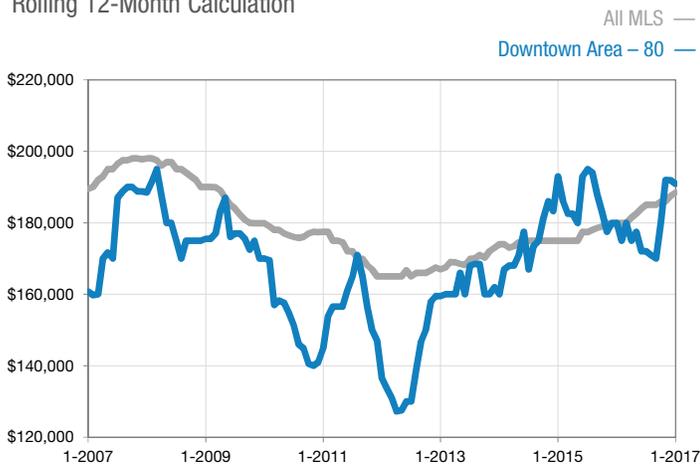
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
Key Metrics						
New Listings	10	17	+ 70.0%	10	17	+ 70.0%
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Days on Market Until Sale	34	51	+ 50.0%	34	51	+ 50.0%
Median Sales Price*	\$199,000	\$182,602	- 8.2%	\$199,000	\$182,602	- 8.2%
Average Sales Price*	\$198,541	\$184,622	- 7.0%	\$198,541	\$184,622	- 7.0%
Percent of List Price Received*	103.8%	95.6%	- 7.9%	103.8%	95.6%	- 7.9%
Inventory of Homes for Sale	61	25	- 59.0%	--	--	--
Months Supply of Inventory	8.5	3.4	- 60.0%	--	--	--

* 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.