

Local Market Update for January 2017

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



UNM South – 42

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

Single-Family Detached	January			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
New Listings	20	19	- 5.0%	20	19	- 5.0%
Pending Sales	12	14	+ 16.7%	12	14	+ 16.7%
Closed Sales	12	7	- 41.7%	12	7	- 41.7%
Days on Market Until Sale	99	43	- 56.6%	99	43	- 56.6%
Median Sales Price*	\$207,500	\$185,000	- 10.8%	\$207,500	\$185,000	- 10.8%
Average Sales Price*	\$205,567	\$192,286	- 6.5%	\$205,567	\$192,286	- 6.5%
Percent of List Price Received*	97.3%	94.7%	- 2.7%	97.3%	94.7%	- 2.7%
Inventory of Homes for Sale	69	51	- 26.1%	--	--	--
Months Supply of Inventory	4.6	3.1	- 32.6%	--	--	--

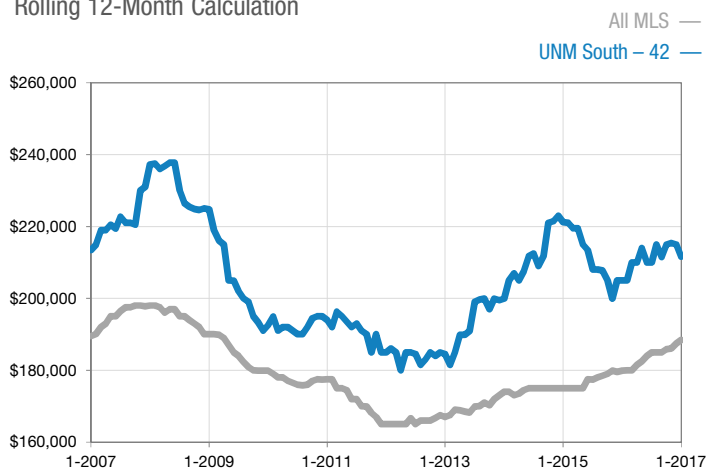
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
New Listings	2	2	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	21	28	+ 33.3%	21	28	+ 33.3%
Median Sales Price*	\$85,000	\$26,600	- 68.7%	\$85,000	\$26,600	- 68.7%
Average Sales Price*	\$85,000	\$26,600	- 68.7%	\$85,000	\$26,600	- 68.7%
Percent of List Price Received*	100.0%	93.3%	- 6.7%	100.0%	93.3%	- 6.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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.

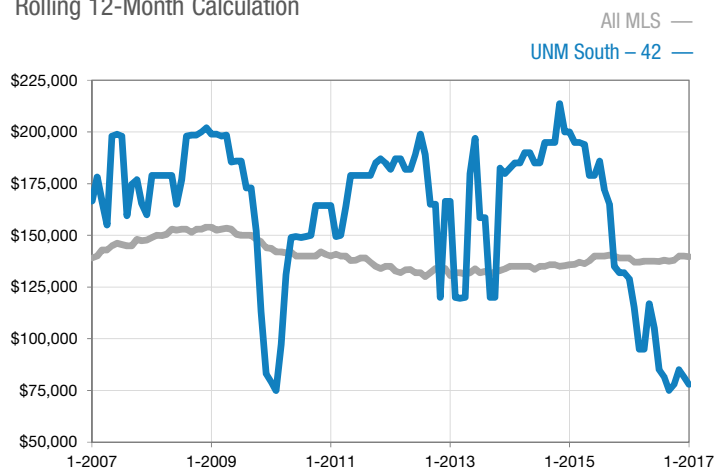
Median Sales Price - Single-Family Detached

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.