

# Local Market Update for January 2017

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
<b>Key Metrics</b>						
New Listings	9	21	+ 133.3%	9	21	+ 133.3%
Pending Sales	10	19	+ 90.0%	10	19	+ 90.0%
Closed Sales	5	15	+ 200.0%	5	15	+ 200.0%
Days on Market Until Sale	26	70	+ 169.2%	26	70	+ 169.2%
Median Sales Price*	\$210,000	<b>\$215,000</b>	+ 2.4%	\$210,000	<b>\$215,000</b>	+ 2.4%
Average Sales Price*	\$260,600	<b>\$232,627</b>	- 10.7%	\$260,600	<b>\$232,627</b>	- 10.7%
Percent of List Price Received*	96.7%	<b>96.1%</b>	- 0.6%	96.7%	<b>96.1%</b>	- 0.6%
Inventory of Homes for Sale	37	30	- 18.9%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--

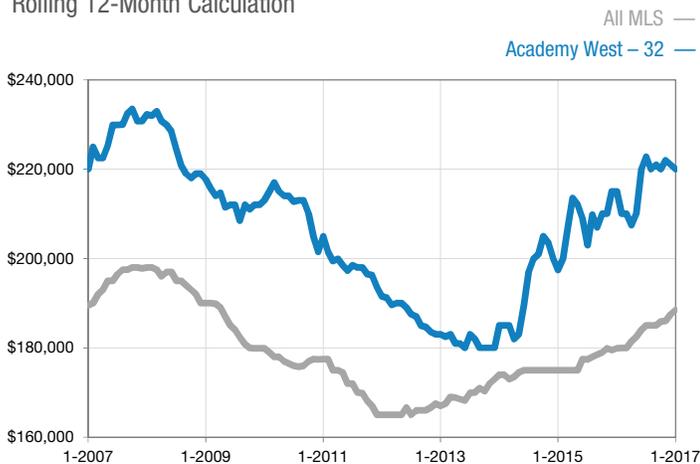
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
<b>Key Metrics</b>						
New Listings	6	9	+ 50.0%	6	9	+ 50.0%
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Days on Market Until Sale	67	14	- 79.1%	67	14	- 79.1%
Median Sales Price*	\$140,000	<b>\$145,000</b>	+ 3.6%	\$140,000	<b>\$145,000</b>	+ 3.6%
Average Sales Price*	\$140,000	<b>\$154,500</b>	+ 10.4%	\$140,000	<b>\$154,500</b>	+ 10.4%
Percent of List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	98.2%	<b>98.6%</b>	+ 0.4%
Inventory of Homes for Sale	31	25	- 19.4%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--

\* 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.

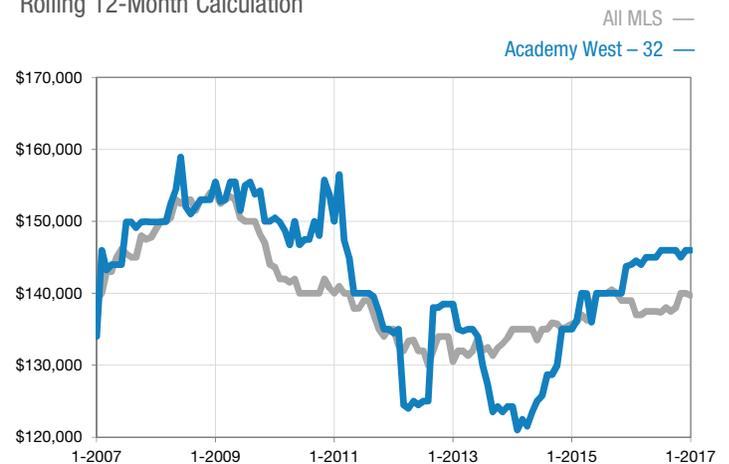
### Median Sales Price - Single-Family Detached

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.