

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	22	29	+ 31.8%	176	219	+ 24.4%
Pending Sales	13	23	+ 76.9%	107	107	0.0%
Closed Sales	12	10	- 16.7%	97	89	- 8.2%
Days on Market Until Sale	82	49	- 40.2%	74	51	- 31.1%
Median Sales Price*	\$183,850	\$209,950	+ 14.2%	\$189,000	\$172,000	- 9.0%
Average Sales Price*	\$169,642	\$225,890	+ 33.2%	\$233,045	\$220,849	- 5.2%
Percent of List Price Received*	95.6%	95.7%	+ 0.1%	97.2%	96.3%	- 0.9%
Inventory of Homes for Sale	59	78	+ 32.2%	--	--	--
Months Supply of Inventory	5.3	6.6	+ 24.5%	--	--	--

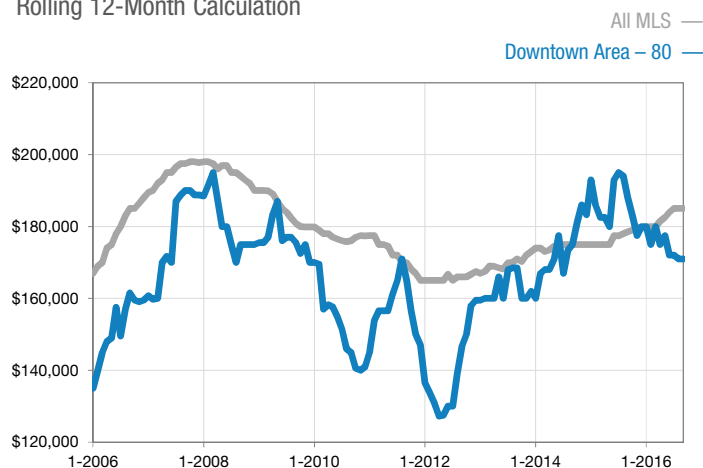
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	18	14	- 22.2%	137	127	- 7.3%
Pending Sales	10	12	+ 20.0%	57	70	+ 22.8%
Closed Sales	10	4	- 60.0%	63	67	+ 6.3%
Days on Market Until Sale	89	47	- 47.2%	55	47	- 14.5%
Median Sales Price*	\$178,682	\$169,952	- 4.9%	\$186,000	\$188,000	+ 1.1%
Average Sales Price*	\$175,046	\$157,476	- 10.0%	\$191,195	\$179,884	- 5.9%
Percent of List Price Received*	96.6%	95.3%	- 1.3%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	54	29	- 46.3%	--	--	--
Months Supply of Inventory	8.9	3.6	- 59.6%	--	--	--

* 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.

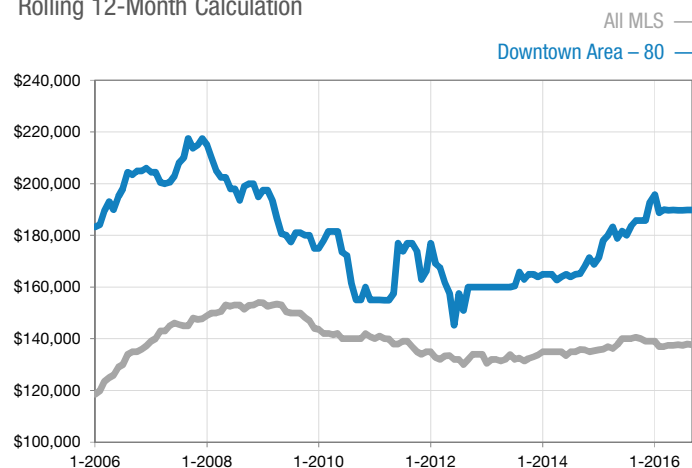
Median Sales Price - Single-Family Detached

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.