

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	38	19	- 50.0%	290	269	- 7.2%
Pending Sales	16	15	- 6.3%	144	162	+ 12.5%
Closed Sales	10	21	+ 110.0%	129	157	+ 21.7%
Days on Market Until Sale	76	73	- 3.9%	59	60	+ 1.7%
Median Sales Price*	\$246,000	\$205,000	- 16.7%	\$204,000	\$213,000	+ 4.4%
Average Sales Price*	\$250,050	\$216,622	- 13.4%	\$223,093	\$221,908	- 0.5%
Percent of List Price Received*	96.7%	96.4%	- 0.3%	96.1%	97.2%	+ 1.1%
Inventory of Homes for Sale	90	73	- 18.9%	--	--	--
Months Supply of Inventory	6.4	4.5	- 29.7%	--	--	--

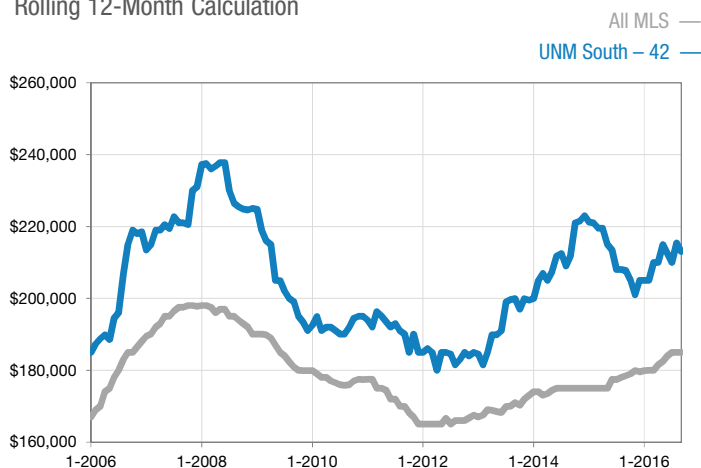
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	1	0.0%	23	29	+ 26.1%
Pending Sales	0	4	--	12	16	+ 33.3%
Closed Sales	3	2	- 33.3%	11	14	+ 27.3%
Days on Market Until Sale	109	154	+ 41.3%	46	63	+ 37.0%
Median Sales Price*	\$135,000	\$51,500	- 61.9%	\$165,000	\$78,000	- 52.7%
Average Sales Price*	\$156,333	\$51,500	- 67.1%	\$148,227	\$130,036	- 12.3%
Percent of List Price Received*	92.1%	89.8%	- 2.5%	92.5%	94.0%	+ 1.6%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	4.0	6.8	+ 70.0%	--	--	--

* 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.

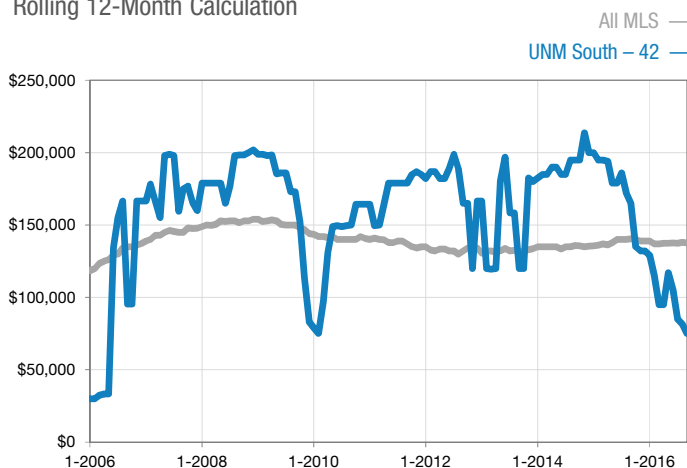
Median Sales Price - Single-Family Detached

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.