

Local Market Update for September 2016

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	9	7	- 22.2%	93	84	- 9.7%
Pending Sales	11	6	- 45.5%	77	63	- 18.2%
Closed Sales	11	10	- 9.1%	77	56	- 27.3%
Days on Market Until Sale	63	63	0.0%	60	81	+ 35.0%
Median Sales Price*	\$99,000	\$122,450	+ 23.7%	\$99,750	\$115,000	+ 15.3%
Average Sales Price*	\$101,962	\$117,922	+ 15.7%	\$102,609	\$111,934	+ 9.1%
Percent of List Price Received*	94.4%	98.4%	+ 4.2%	97.1%	98.6%	+ 1.5%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

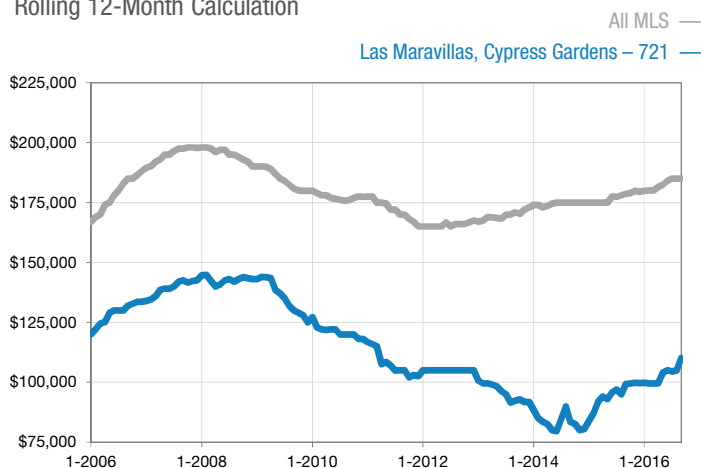
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

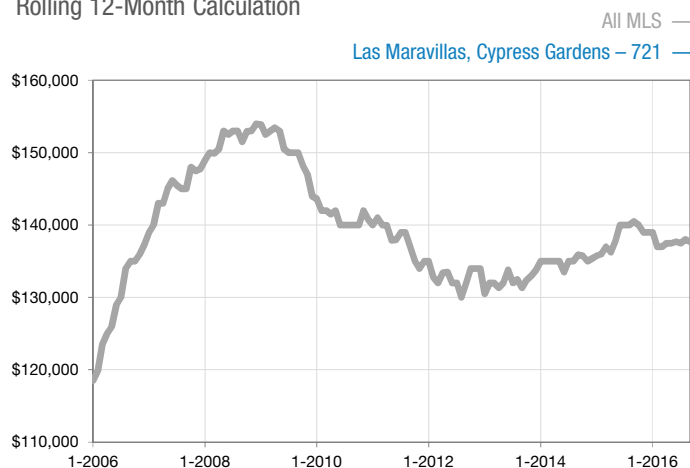
Median Sales Price - Single-Family Detached

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.