

Local Market Update for September 2016

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	12	13	+ 8.3%	152	155	+ 2.0%
Pending Sales	14	9	- 35.7%	92	72	- 21.7%
Closed Sales	10	9	- 10.0%	86	68	- 20.9%
Days on Market Until Sale	59	86	+ 45.8%	81	66	- 18.5%
Median Sales Price*	\$273,000	\$315,000	+ 15.4%	\$234,750	\$232,750	- 0.9%
Average Sales Price*	\$323,250	\$290,556	- 10.1%	\$260,221	\$235,377	- 9.5%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	50	63	+ 26.0%	--	--	--
Months Supply of Inventory	5.3	8.0	+ 50.9%	--	--	--

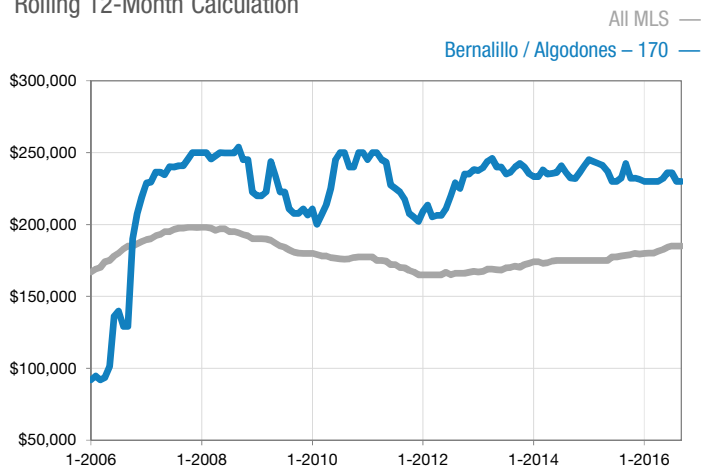
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	0	- 100.0%	3	6	+ 100.0%
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	--	--	--	48	89	+ 85.4%
Median Sales Price*	--	--	--	\$89,000	\$75,000	- 15.7%
Average Sales Price*	--	--	--	\$81,333	\$68,667	- 15.6%
Percent of List Price Received*	--	--	--	94.4%	95.1%	+ 0.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

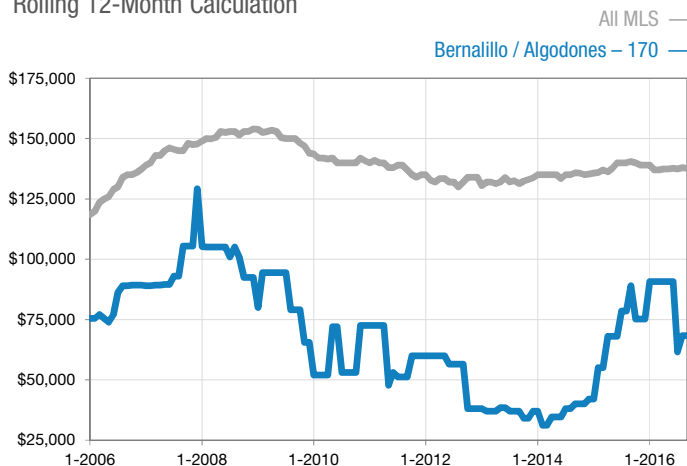
Median Sales Price - Single-Family Detached

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.