

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	14	16	+ 14.3%	236	213	- 9.7%
Pending Sales	9	20	+ 122.2%	155	157	+ 1.3%
Closed Sales	18	16	- 11.1%	150	145	- 3.3%
Days on Market Until Sale	22	43	+ 95.5%	50	49	- 2.0%
Median Sales Price*	\$201,250	\$239,500	+ 19.0%	\$209,950	\$218,000	+ 3.8%
Average Sales Price*	\$248,756	\$220,463	- 11.4%	\$229,771	\$234,066	+ 1.9%
Percent of List Price Received*	97.9%	95.7%	- 2.2%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	49	40	- 18.4%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--

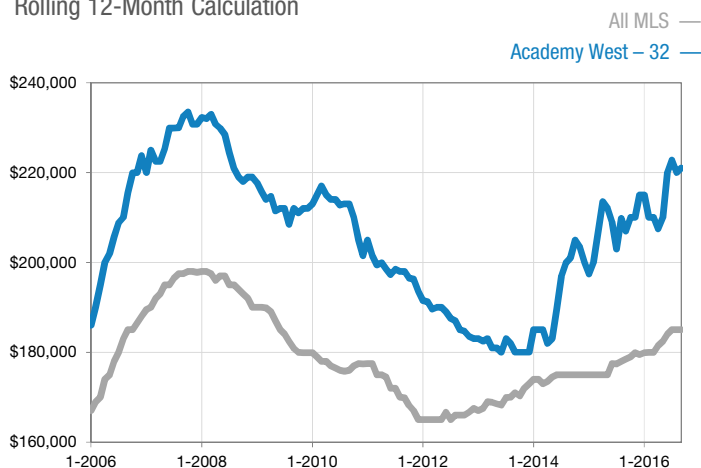
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	11	15	+ 36.4%	109	132	+ 21.1%
Pending Sales	5	11	+ 120.0%	74	93	+ 25.7%
Closed Sales	5	8	+ 60.0%	71	84	+ 18.3%
Days on Market Until Sale	48	11	- 77.1%	80	53	- 33.8%
Median Sales Price*	\$169,400	\$161,000	- 5.0%	\$140,000	\$145,500	+ 3.9%
Average Sales Price*	\$166,880	\$149,250	- 10.6%	\$132,119	\$136,498	+ 3.3%
Percent of List Price Received*	96.0%	96.7%	+ 0.7%	95.8%	96.3%	+ 0.5%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	4.7	3.7	- 21.3%	--	--	--

* 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.

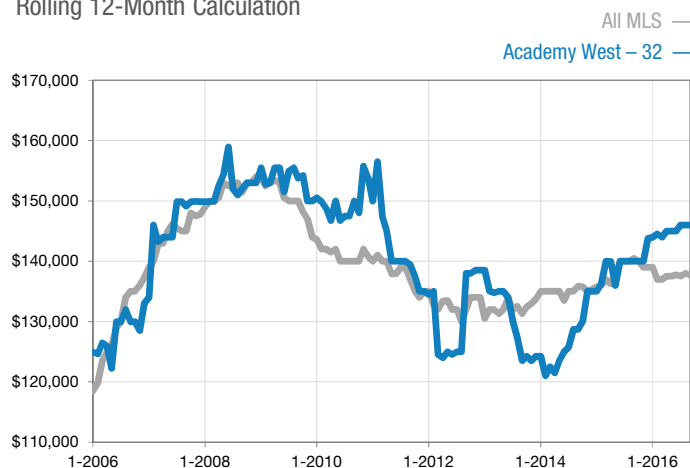
Median Sales Price - Single-Family Detached

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.