

Local Market Update for September 2016

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	6	12	+ 100.0%	80	111	+ 38.8%
Pending Sales	6	3	- 50.0%	39	40	+ 2.6%
Closed Sales	4	5	+ 25.0%	29	38	+ 31.0%
Days on Market Until Sale	100	43	- 57.0%	145	111	- 23.4%
Median Sales Price*	\$147,750	\$109,000	- 26.2%	\$129,500	\$130,000	+ 0.4%
Average Sales Price*	\$161,750	\$111,500	- 31.1%	\$134,214	\$128,793	- 4.0%
Percent of List Price Received*	89.7%	91.9%	+ 2.5%	91.2%	94.0%	+ 3.1%
Inventory of Homes for Sale	74	86	+ 16.2%	--	--	--
Months Supply of Inventory	16.4	17.2	+ 4.9%	--	--	--

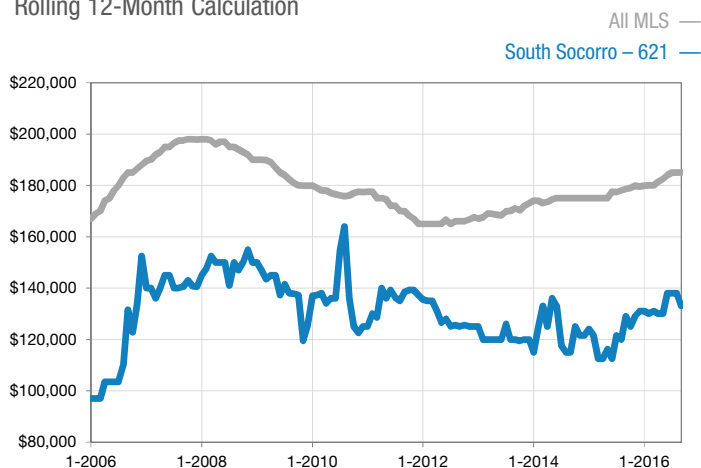
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	0	0	0.0%	4	7	+ 75.0%
Pending Sales	0	0	0.0%	1	7	+ 600.0%
Closed Sales	0	2	--	2	7	+ 250.0%
Days on Market Until Sale	--	187	--	25	205	+ 720.0%
Median Sales Price*	--	\$118,750	--	\$115,250	\$115,000	- 0.2%
Average Sales Price*	--	\$118,750	--	\$115,250	\$115,643	+ 0.3%
Percent of List Price Received*	--	96.6%	--	94.4%	96.6%	+ 2.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	4.0	2.9	- 27.5%	--	--	--

* 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.

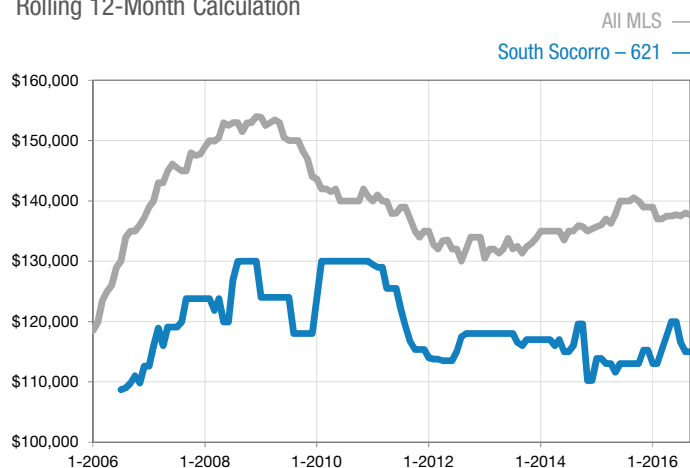
Median Sales Price - Single-Family Detached

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.