

# Local Market Update for September 2016

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	34	45	+ 32.4%	350	424	+ 21.1%
Pending Sales	20	25	+ 25.0%	239	291	+ 21.8%
Closed Sales	36	33	- 8.3%	229	293	+ 27.9%
Days on Market Until Sale	61	36	- 41.0%	59	41	- 30.5%
Median Sales Price*	\$178,375	<b>\$178,000</b>	- 0.2%	\$162,000	<b>\$160,000</b>	- 1.2%
Average Sales Price*	\$177,289	<b>\$186,727</b>	+ 5.3%	\$168,770	<b>\$172,219</b>	+ 2.0%
Percent of List Price Received*	97.9%	<b>99.0%</b>	+ 1.1%	97.4%	<b>98.3%</b>	+ 0.9%
Inventory of Homes for Sale	113	95	- 15.9%	--	--	--
Months Supply of Inventory	4.6	3.1	- 32.6%	--	--	--

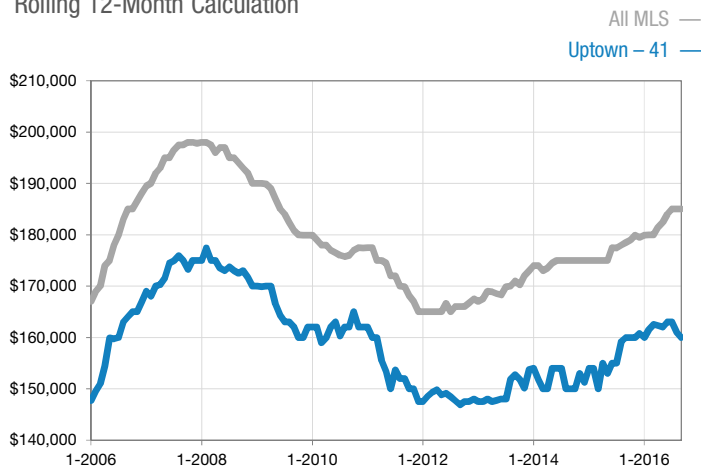
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	7	4	- 42.9%	55	50	- 9.1%
Pending Sales	3	4	+ 33.3%	30	36	+ 20.0%
Closed Sales	6	4	- 33.3%	28	32	+ 14.3%
Days on Market Until Sale	73	64	- 12.3%	67	70	+ 4.5%
Median Sales Price*	\$86,250	<b>\$66,950</b>	- 22.4%	\$81,000	<b>\$76,500</b>	- 5.6%
Average Sales Price*	\$109,750	<b>\$69,725</b>	- 36.5%	\$104,911	<b>\$90,773</b>	- 13.5%
Percent of List Price Received*	96.8%	<b>95.5%</b>	- 1.3%	95.9%	<b>95.5%</b>	- 0.4%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	6.8	4.7	- 30.9%	--	--	--

\* 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.

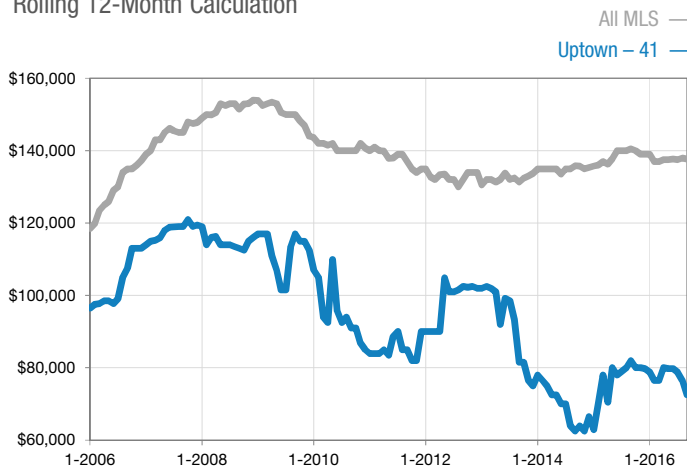
### Median Sales Price - Single-Family Detached

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.