

# Local Market Update for September 2016

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	22	22	0.0%	301	275	- 8.6%
Pending Sales	14	19	+ 35.7%	187	186	- 0.5%
Closed Sales	21	15	- 28.6%	176	178	+ 1.1%
Days on Market Until Sale	42	40	- 4.8%	55	47	- 14.5%
Median Sales Price*	\$265,000	<b>\$325,000</b>	+ 22.6%	\$256,150	<b>\$255,000</b>	- 0.4%
Average Sales Price*	\$286,435	<b>\$313,267</b>	+ 9.4%	\$271,610	<b>\$276,487</b>	+ 1.8%
Percent of List Price Received*	97.2%	<b>95.5%</b>	- 1.7%	96.6%	<b>97.0%</b>	+ 0.4%
Inventory of Homes for Sale	88	51	- 42.0%	--	--	--
Months Supply of Inventory	4.6	2.6	- 43.5%	--	--	--

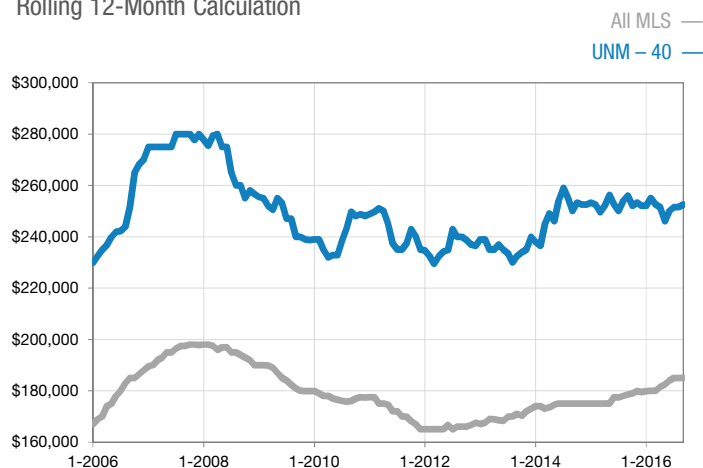
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	1	0.0%	26	29	+ 11.5%
Pending Sales	3	1	- 66.7%	16	13	- 18.8%
Closed Sales	2	1	- 50.0%	14	11	- 21.4%
Days on Market Until Sale	105	60	- 42.9%	84	63	- 25.0%
Median Sales Price*	\$219,000	<b>\$369,000</b>	+ 68.5%	\$192,000	<b>\$232,500</b>	+ 21.1%
Average Sales Price*	\$219,000	<b>\$369,000</b>	+ 68.5%	\$208,357	<b>\$249,455</b>	+ 19.7%
Percent of List Price Received*	95.9%	<b>98.4%</b>	+ 2.6%	94.9%	<b>95.0%</b>	+ 0.1%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	3.2	5.8	+ 81.3%	--	--	--

\* 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.

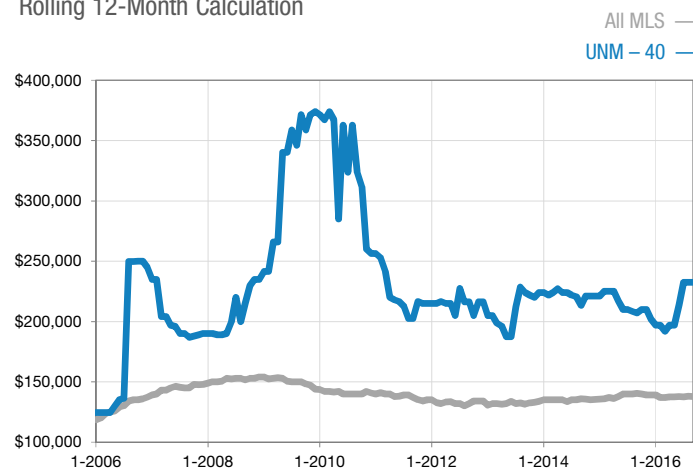
### Median Sales Price - Single-Family Detached

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.