

Local Market Update for September 2016

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	32	29	- 9.4%	249	255	+ 2.4%
Pending Sales	17	20	+ 17.6%	148	178	+ 20.3%
Closed Sales	12	17	+ 41.7%	140	171	+ 22.1%
Days on Market Until Sale	43	59	+ 37.2%	61	55	- 9.8%
Median Sales Price*	\$198,750	\$210,000	+ 5.7%	\$200,000	\$185,000	- 7.5%
Average Sales Price*	\$187,592	\$207,151	+ 10.4%	\$195,769	\$183,153	- 6.4%
Percent of List Price Received*	97.7%	97.8%	+ 0.1%	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	82	56	- 31.7%	--	--	--
Months Supply of Inventory	5.2	3.1	- 40.4%	--	--	--

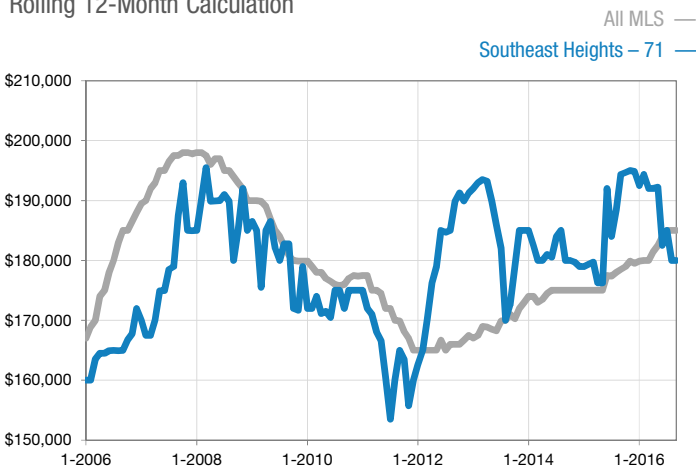
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	5	17	+ 240.0%	41	61	+ 48.8%
Pending Sales	2	1	- 50.0%	21	25	+ 19.0%
Closed Sales	4	3	- 25.0%	18	22	+ 22.2%
Days on Market Until Sale	45	46	+ 2.2%	29	68	+ 134.5%
Median Sales Price*	\$83,750	\$62,000	- 26.0%	\$113,750	\$106,000	- 6.8%
Average Sales Price*	\$95,125	\$64,453	- 32.2%	\$100,856	\$109,453	+ 8.5%
Percent of List Price Received*	94.7%	102.8%	+ 8.6%	94.8%	97.8%	+ 3.2%
Inventory of Homes for Sale	10	32	+ 220.0%	--	--	--
Months Supply of Inventory	4.5	13.2	+ 193.3%	--	--	--

* 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.

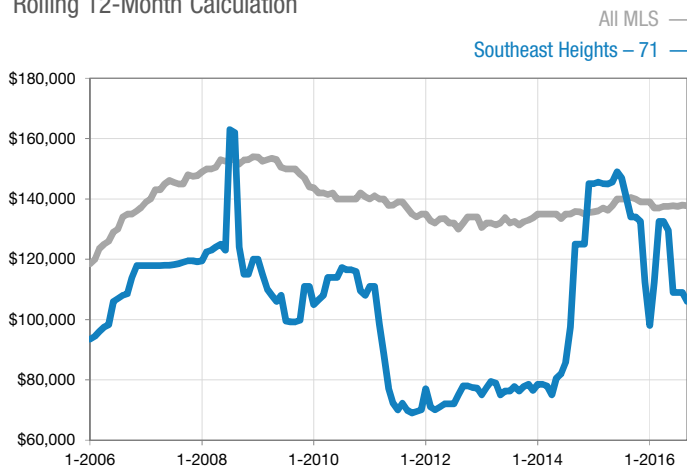
Median Sales Price - Single-Family Detached

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.