

Local Market Update for September 2016

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte 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	45	42	- 6.7%	486	492	+ 1.2%
Pending Sales	29	42	+ 44.8%	310	358	+ 15.5%
Closed Sales	30	39	+ 30.0%	286	338	+ 18.2%
Days on Market Until Sale	52	34	- 34.6%	53	53	0.0%
Median Sales Price*	\$232,500	\$200,000	- 14.0%	\$205,000	\$204,450	- 0.3%
Average Sales Price*	\$235,097	\$216,259	- 8.0%	\$217,386	\$216,436	- 0.4%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	138	105	- 23.9%	--	--	--
Months Supply of Inventory	4.4	2.9	- 34.1%	--	--	--

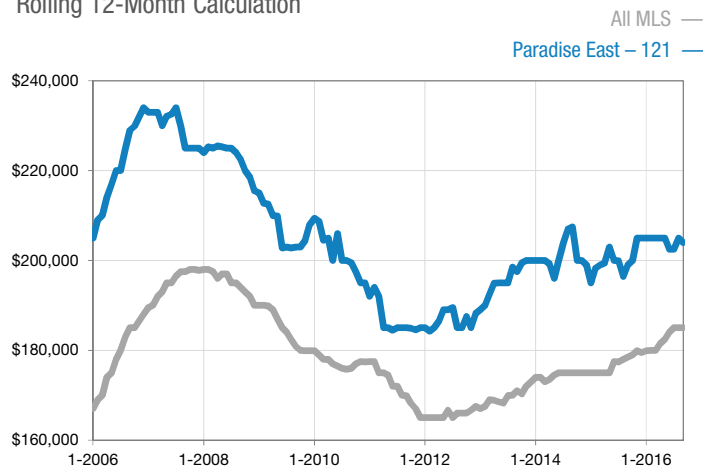
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	3	3	0.0%	21	28	+ 33.3%
Pending Sales	4	7	+ 75.0%	20	24	+ 20.0%
Closed Sales	3	2	- 33.3%	18	18	0.0%
Days on Market Until Sale	53	32	- 39.6%	69	59	- 14.5%
Median Sales Price*	\$96,000	\$108,000	+ 12.5%	\$79,000	\$86,000	+ 8.9%
Average Sales Price*	\$109,667	\$108,000	- 1.5%	\$100,561	\$89,321	- 11.2%
Percent of List Price Received*	98.4%	104.0%	+ 5.7%	96.9%	96.7%	- 0.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

* 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.

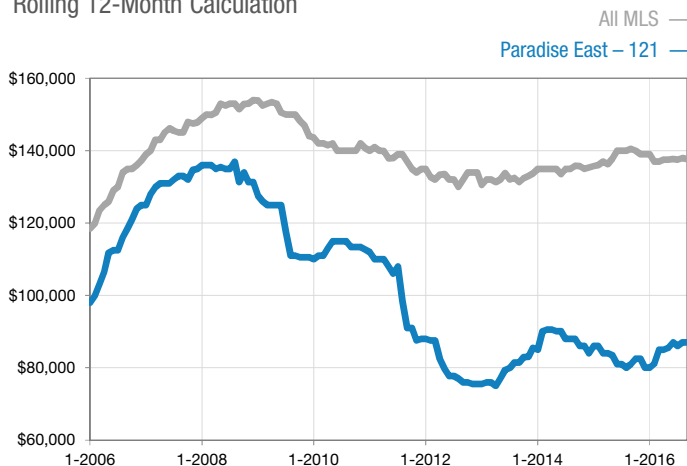
Median Sales Price - Single-Family Detached

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.