

Local Market Update for November 2016

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



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Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	54	55	+ 1.9%	989	1,046	+ 5.8%
Pending Sales	47	60	+ 27.7%	679	688	+ 1.3%
Closed Sales	45	48	+ 6.7%	655	648	- 1.1%
Days on Market Until Sale	66	35	- 47.0%	55	44	- 20.0%
Median Sales Price*	\$240,000	\$279,750	+ 16.6%	\$260,500	\$271,500	+ 4.2%
Average Sales Price*	\$310,814	\$307,988	- 0.9%	\$310,477	\$320,444	+ 3.2%
Percent of List Price Received*	97.3%	97.2%	- 0.1%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	196	193	- 1.5%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

* 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.

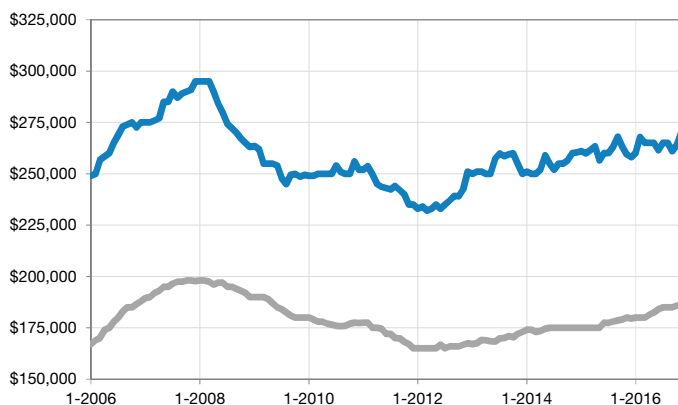
Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	12	16	+ 33.3%	193	233	+ 20.7%
Pending Sales	14	11	- 21.4%	143	148	+ 3.5%
Closed Sales	13	12	- 7.7%	131	137	+ 4.6%
Days on Market Until Sale	70	45	- 35.7%	58	49	- 15.5%
Median Sales Price*	\$162,000	\$197,000	+ 21.6%	\$165,000	\$175,000	+ 6.1%
Average Sales Price*	\$184,269	\$223,750	+ 21.4%	\$174,422	\$181,441	+ 4.0%
Percent of List Price Received*	97.5%	97.5%	0.0%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	35	42	+ 20.0%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

* 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

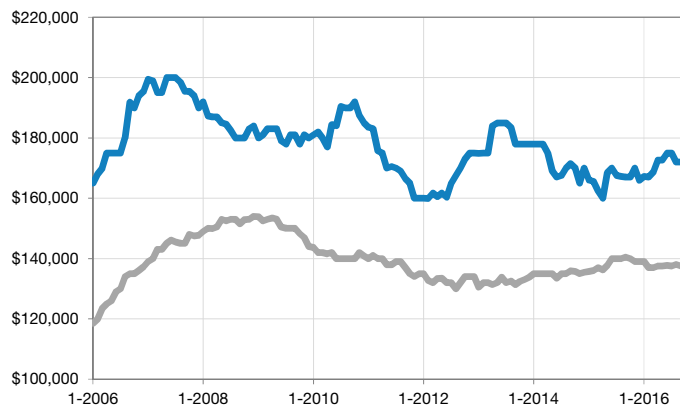
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.