

# Local Market Update for November 2016

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	11	22	+ 100.0%	209	261	+ 24.9%
Pending Sales	11	15	+ 36.4%	130	136	+ 4.6%
Closed Sales	10	11	+ 10.0%	120	123	+ 2.5%
Days on Market Until Sale	115	59	- 48.7%	81	55	- 32.1%
Median Sales Price*	\$142,500	\$277,000	+ 94.4%	\$177,500	\$190,000	+ 7.0%
Average Sales Price*	\$156,380	\$283,136	+ 81.1%	\$218,029	\$230,905	+ 5.9%
Percent of List Price Received*	92.8%	92.9%	+ 0.1%	96.9%	96.2%	- 0.7%
Inventory of Homes for Sale	58	69	+ 19.0%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 9.8%	--	--	--

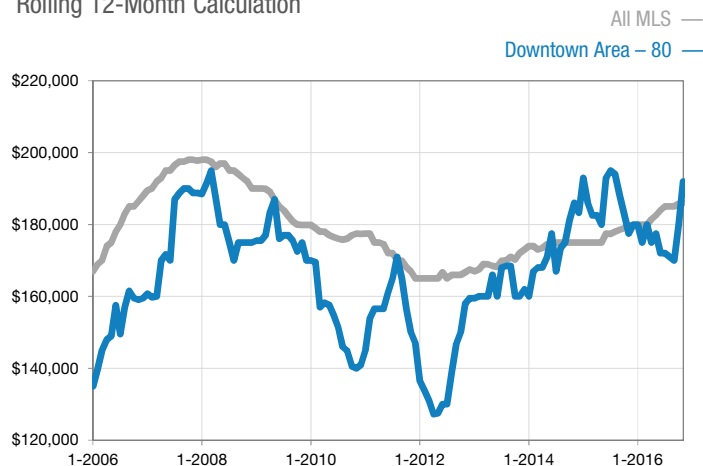
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	20	6	- 70.0%	169	143	- 15.4%
Pending Sales	12	5	- 58.3%	76	82	+ 7.9%
Closed Sales	3	7	+ 133.3%	74	84	+ 13.5%
Days on Market Until Sale	26	72	+ 176.9%	52	46	- 11.5%
Median Sales Price*	\$208,000	\$190,000	- 8.7%	\$187,350	\$190,250	+ 1.5%
Average Sales Price*	\$169,333	\$177,643	+ 4.9%	\$192,424	\$185,468	- 3.6%
Percent of List Price Received*	111.3%	96.8%	- 13.0%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	56	27	- 51.8%	--	--	--
Months Supply of Inventory	8.0	3.6	- 55.0%	--	--	--

\* 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.

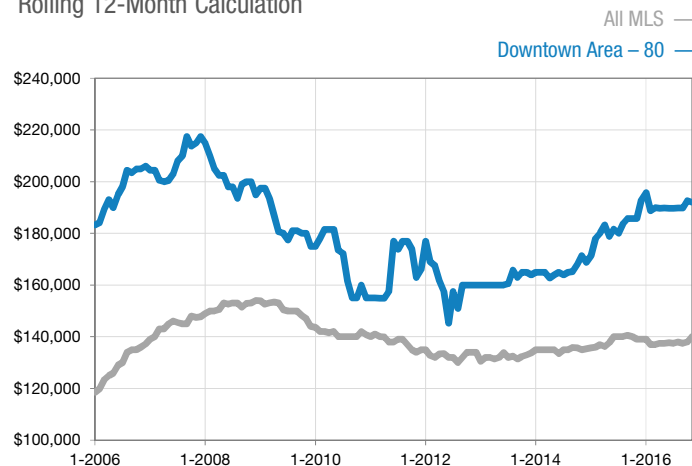
### Median Sales Price - Single-Family Detached

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.