

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	34	34	0.0%	575	553	- 3.8%
Pending Sales	22	20	- 9.1%	360	411	+ 14.2%
Closed Sales	20	36	+ 80.0%	338	417	+ 23.4%
Days on Market Until Sale	42	49	+ 16.7%	53	50	- 5.7%
Median Sales Price*	\$224,250	\$215,000	- 4.1%	\$205,000	\$204,000	- 0.5%
Average Sales Price*	\$229,642	\$247,764	+ 7.9%	\$216,247	\$217,372	+ 0.5%
Percent of List Price Received*	96.5%	97.6%	+ 1.1%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	146	84	- 42.5%	--	--	--
Months Supply of Inventory	4.7	2.3	- 51.1%	--	--	--

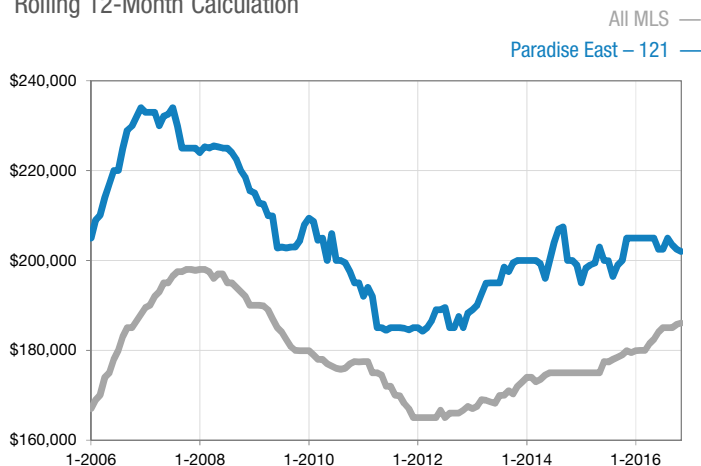
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	0	3	--	22	33	+ 50.0%
Pending Sales	0	2	--	21	24	+ 14.3%
Closed Sales	0	1	--	20	22	+ 10.0%
Days on Market Until Sale	--	29	--	62	54	- 12.9%
Median Sales Price*	--	\$90,000	--	\$82,500	\$89,750	+ 8.8%
Average Sales Price*	--	\$90,000	--	\$99,505	\$90,013	- 9.5%
Percent of List Price Received*	--	90.9%	--	97.1%	96.8%	- 0.3%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

\* 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.

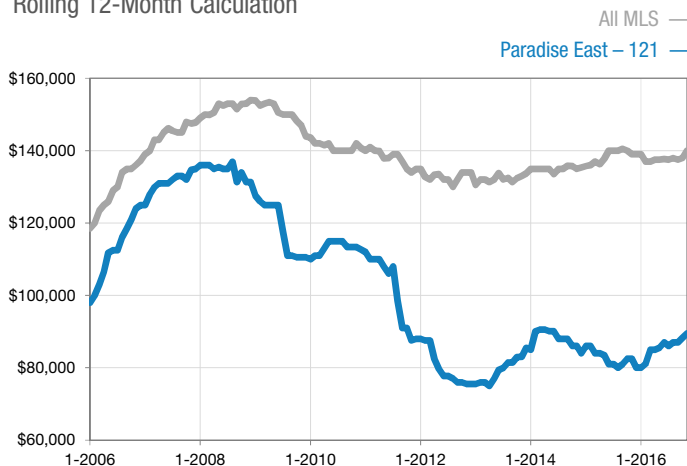
### Median Sales Price - Single-Family Detached

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.