

Local Market Update for November 2016

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	12	12	0.0%	176	204	+ 15.9%
Pending Sales	11	13	+ 18.2%	111	138	+ 24.3%
Closed Sales	9	16	+ 77.8%	105	130	+ 23.8%
Days on Market Until Sale	40	56	+ 40.0%	57	56	- 1.8%
Median Sales Price*	\$162,977	\$146,500	- 10.1%	\$139,000	\$150,000	+ 7.9%
Average Sales Price*	\$159,442	\$146,031	- 8.4%	\$144,863	\$157,704	+ 8.9%
Percent of List Price Received*	100.3%	98.3%	- 2.0%	96.6%	96.6%	0.0%
Inventory of Homes for Sale	43	44	+ 2.3%	--	--	--
Months Supply of Inventory	4.3	3.7	- 14.0%	--	--	--

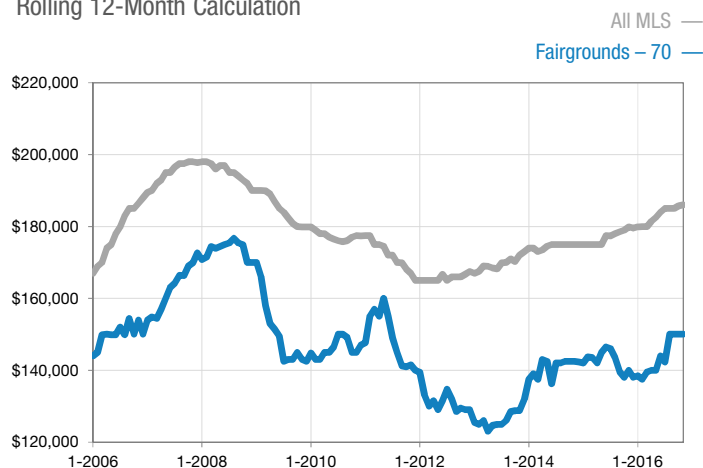
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	0	1	--	4	10	+ 150.0%
Pending Sales	0	3	--	4	7	+ 75.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	18	24	+ 33.3%	64	72	+ 12.5%
Median Sales Price*	\$68,500	\$93,000	+ 35.8%	\$109,000	\$111,950	+ 2.7%
Average Sales Price*	\$68,500	\$93,000	+ 35.8%	\$104,875	\$99,850	- 4.8%
Percent of List Price Received*	100.0%	94.9%	- 5.1%	95.5%	94.8%	- 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

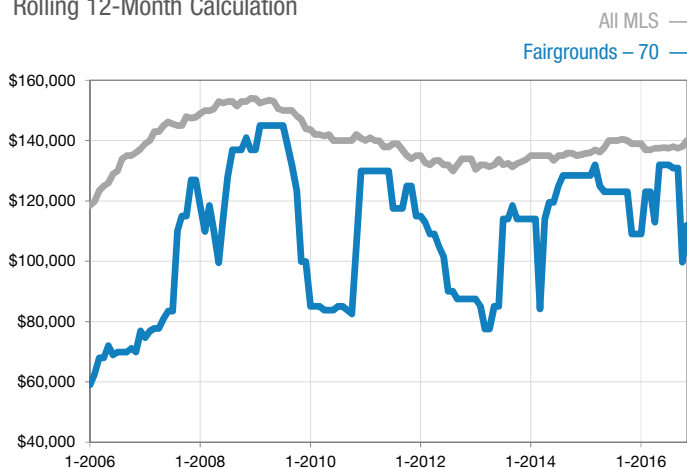
Median Sales Price - Single-Family Detached

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.