

Local Market Update for November 2016

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	13	11	- 15.4%	184	186	+ 1.1%
Pending Sales	10	16	+ 60.0%	111	102	- 8.1%
Closed Sales	14	8	- 42.9%	107	85	- 20.6%
Days on Market Until Sale	117	64	- 45.3%	83	66	- 20.5%
Median Sales Price*	\$239,000	\$188,368	- 21.2%	\$232,000	\$218,000	- 6.0%
Average Sales Price*	\$280,703	\$215,447	- 23.2%	\$256,922	\$231,049	- 10.1%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	96.3%	96.0%	- 0.3%
Inventory of Homes for Sale	49	47	- 4.1%	--	--	--
Months Supply of Inventory	5.1	5.3	+ 3.9%	--	--	--

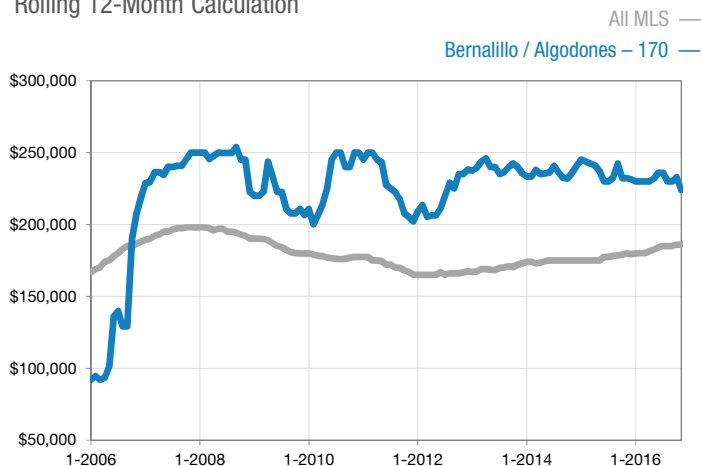
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	0	0	0.0%	3	7	+ 133.3%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	0	0	0.0%	4	3	- 25.0%
Days on Market Until Sale	--	--	--	39	89	+ 128.2%
Median Sales Price*	--	--	--	\$75,250	\$75,000	- 0.3%
Average Sales Price*	--	--	--	\$76,375	\$68,667	- 10.1%
Percent of List Price Received*	--	--	--	93.9%	95.1%	+ 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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.

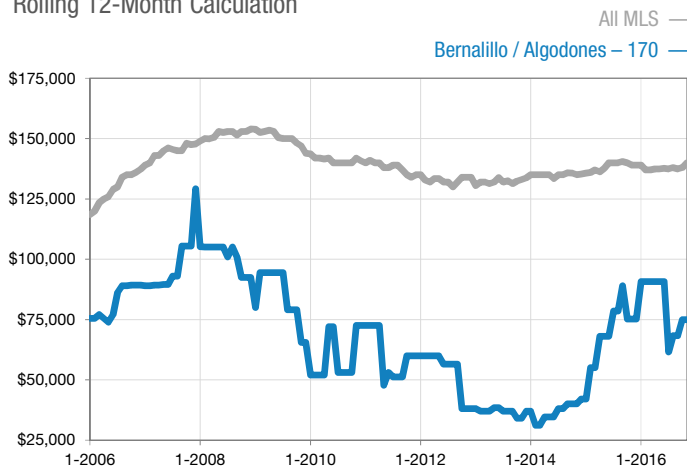
Median Sales Price - Single-Family Detached

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.