

Local Market Update for November 2016

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



UNM – 40

East of I-25, South of I-40, West of San Mateo 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	17	21	+ 23.5%	351	319	- 9.1%
Pending Sales	15	9	- 40.0%	215	208	- 3.3%
Closed Sales	10	14	+ 40.0%	207	213	+ 2.9%
Days on Market Until Sale	52	59	+ 13.5%	55	49	- 10.9%
Median Sales Price*	\$282,500	\$235,176	- 16.8%	\$252,500	\$255,000	+ 1.0%
Average Sales Price*	\$287,800	\$258,661	- 10.1%	\$268,355	\$277,113	+ 3.3%
Percent of List Price Received*	96.2%	96.6%	+ 0.4%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	78	51	- 34.6%	--	--	--
Months Supply of Inventory	4.2	2.7	- 35.7%	--	--	--

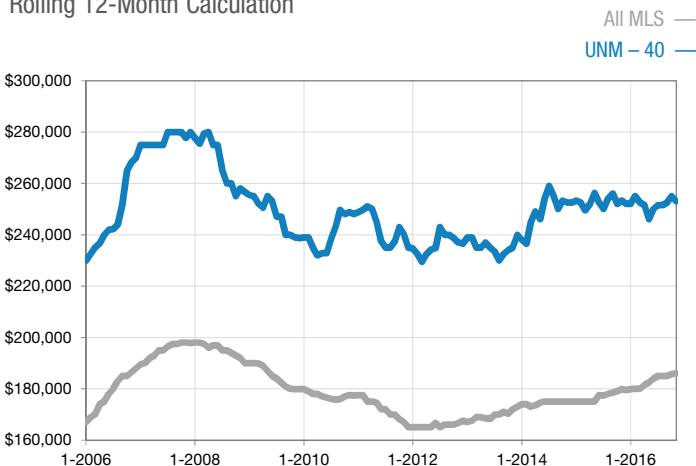
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	2	+ 100.0%	29	31	+ 6.9%
Pending Sales	0	1	--	17	14	- 17.6%
Closed Sales	0	1	--	17	13	- 23.5%
Days on Market Until Sale	--	44	--	76	57	- 25.0%
Median Sales Price*	--	\$180,000	--	\$207,000	\$232,500	+ 12.3%
Average Sales Price*	--	\$180,000	--	\$217,875	\$238,000	+ 9.2%
Percent of List Price Received*	--	105.9%	--	95.1%	95.1%	0.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

* 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.

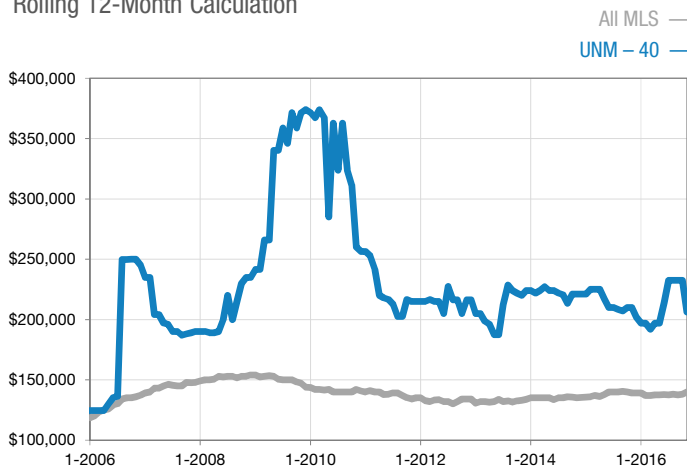
Median Sales Price - Single-Family Detached

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.