

Local Market Update for November 2016

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	20	22	+ 10.0%	343	311	- 9.3%
Pending Sales	11	16	+ 45.5%	162	187	+ 15.4%
Closed Sales	6	11	+ 83.3%	151	177	+ 17.2%
Days on Market Until Sale	58	54	- 6.9%	58	59	+ 1.7%
Median Sales Price*	\$154,250	\$173,000	+ 12.2%	\$202,000	\$215,000	+ 6.4%
Average Sales Price*	\$184,834	\$215,909	+ 16.8%	\$219,576	\$221,930	+ 1.1%
Percent of List Price Received*	91.0%	96.4%	+ 5.9%	95.9%	97.0%	+ 1.1%
Inventory of Homes for Sale	94	60	- 36.2%	--	--	--
Months Supply of Inventory	6.8	3.6	- 47.1%	--	--	--

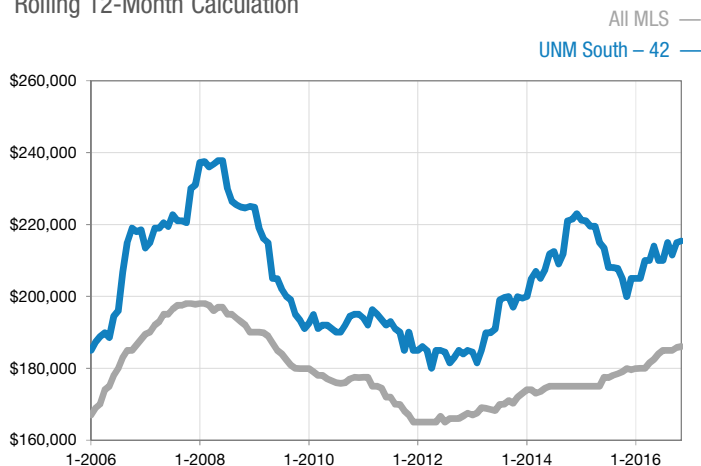
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	3	+ 200.0%	26	37	+ 42.3%
Pending Sales	0	3	--	14	19	+ 35.7%
Closed Sales	1	2	+ 100.0%	14	17	+ 21.4%
Days on Market Until Sale	102	9	- 91.2%	61	58	- 4.9%
Median Sales Price*	\$74,995	\$304,000	+ 305.4%	\$132,000	\$85,000	- 35.6%
Average Sales Price*	\$74,995	\$304,000	+ 305.4%	\$126,285	\$157,265	+ 24.5%
Percent of List Price Received*	107.3%	98.0%	- 8.7%	93.4%	94.3%	+ 1.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

* 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.

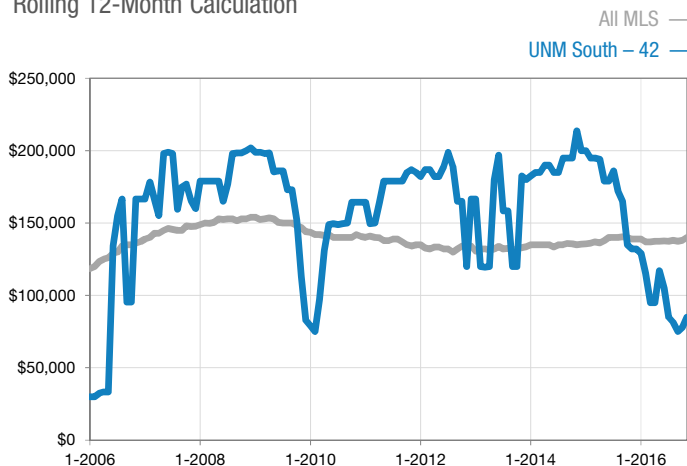
Median Sales Price - Single-Family Detached

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.