

Local Market Update for November 2016

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	20	16	- 20.0%	221	241	+ 9.0%
Pending Sales	6	22	+ 266.7%	127	148	+ 16.5%
Closed Sales	13	11	- 15.4%	124	122	- 1.6%
Days on Market Until Sale	61	41	- 32.8%	72	58	- 19.4%
Median Sales Price*	\$92,000	\$114,000	+ 23.9%	\$117,000	\$111,500	- 4.7%
Average Sales Price*	\$104,092	\$119,609	+ 14.9%	\$119,232	\$120,624	+ 1.2%
Percent of List Price Received*	92.6%	96.0%	+ 3.7%	95.5%	96.7%	+ 1.3%
Inventory of Homes for Sale	71	56	- 21.1%	--	--	--
Months Supply of Inventory	6.4	4.3	- 32.8%	--	--	--

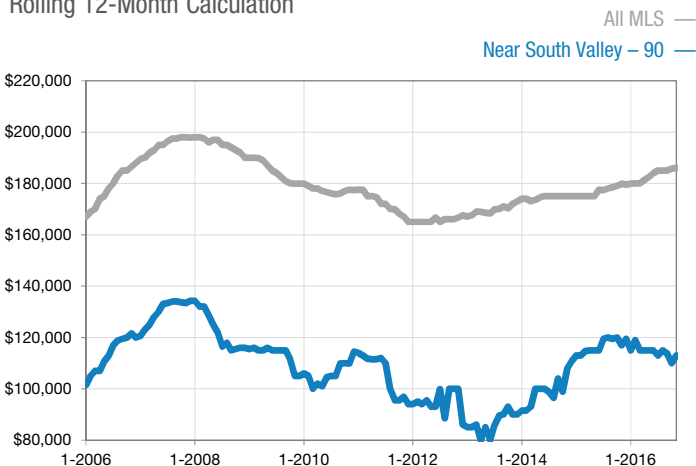
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	7	5	- 28.6%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	--	--	--	79	52	- 34.2%
Median Sales Price*	--	--	--	\$61,500	\$70,000	+ 13.8%
Average Sales Price*	--	--	--	\$58,600	\$70,000	+ 19.5%
Percent of List Price Received*	--	--	--	88.5%	97.5%	+ 10.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--

* 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.

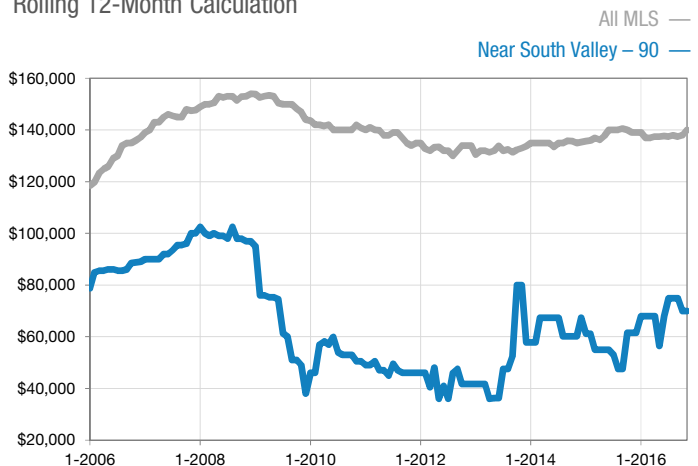
Median Sales Price - Single-Family Detached

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.