

# Local Market Update for November 2016

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	29	33	+ 13.8%	424	502	+ 18.4%
Pending Sales	24	43	+ 79.2%	288	357	+ 24.0%
Closed Sales	16	26	+ 62.5%	270	341	+ 26.3%
Days on Market Until Sale	37	41	+ 10.8%	56	41	- 26.8%
Median Sales Price*	\$169,700	\$159,000	- 6.3%	\$160,750	\$160,000	- 0.5%
Average Sales Price*	\$177,738	\$157,959	- 11.1%	\$168,121	\$170,524	+ 1.4%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	97.4%	98.1%	+ 0.7%
Inventory of Homes for Sale	90	77	- 14.4%	--	--	--
Months Supply of Inventory	3.5	2.4	- 31.4%	--	--	--

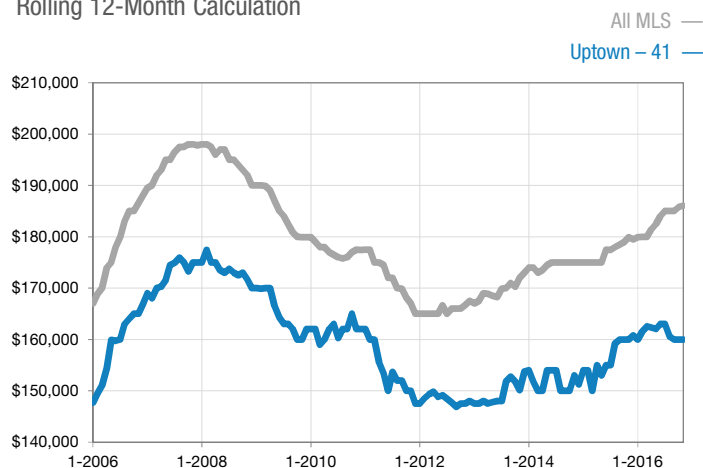
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	4	6	+ 50.0%	64	58	- 9.4%
Pending Sales	1	5	+ 400.0%	34	45	+ 32.4%
Closed Sales	3	2	- 33.3%	32	38	+ 18.8%
Days on Market Until Sale	25	36	+ 44.0%	63	77	+ 22.2%
Median Sales Price*	\$70,000	\$136,000	+ 94.3%	\$80,000	\$76,500	- 4.4%
Average Sales Price*	\$77,667	\$136,000	+ 75.1%	\$101,016	\$94,124	- 6.8%
Percent of List Price Received*	94.1%	94.6%	+ 0.5%	95.6%	95.3%	- 0.3%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	6.5	2.7	- 58.5%	--	--	--

\* 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.

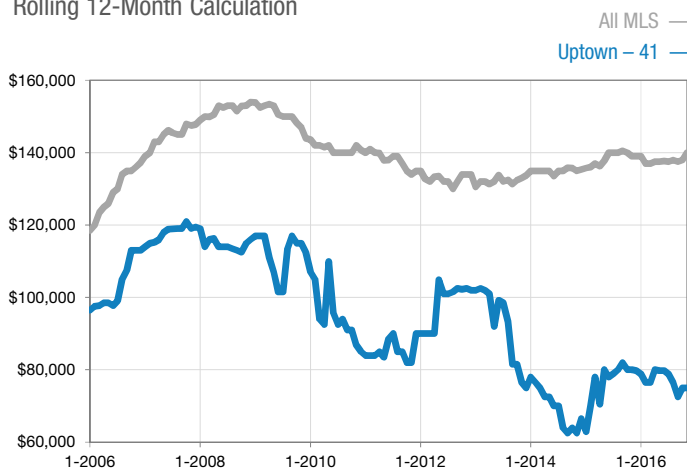
### Median Sales Price - Single-Family Detached

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.