

Local Market Update for November 2016

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	15	15	0.0%	287	293	+ 2.1%
Pending Sales	22	8	- 63.6%	181	203	+ 12.2%
Closed Sales	11	18	+ 63.6%	165	211	+ 27.9%
Days on Market Until Sale	45	41	- 8.9%	59	54	- 8.5%
Median Sales Price*	\$187,500	\$216,000	+ 15.2%	\$200,000	\$185,000	- 7.5%
Average Sales Price*	\$204,239	\$203,854	- 0.2%	\$198,556	\$184,634	- 7.0%
Percent of List Price Received*	98.5%	98.2%	- 0.3%	97.0%	96.9%	- 0.1%
Inventory of Homes for Sale	68	42	- 38.2%	--	--	--
Months Supply of Inventory	4.2	2.4	- 42.9%	--	--	--

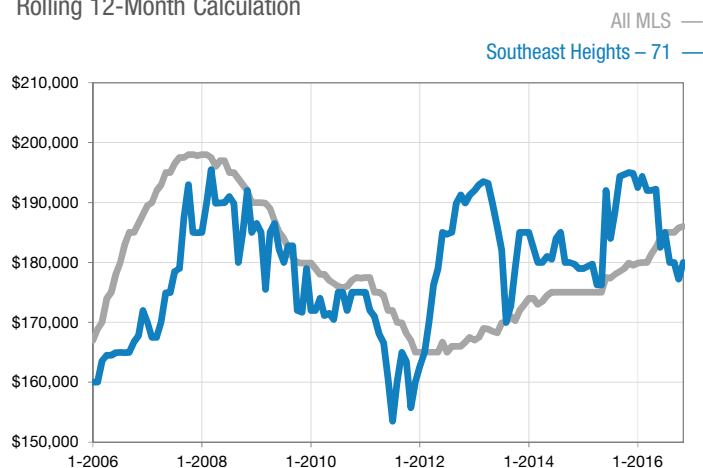
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	6	18	+ 200.0%	52	98	+ 88.5%
Pending Sales	1	5	+ 400.0%	24	32	+ 33.3%
Closed Sales	3	4	+ 33.3%	22	29	+ 31.8%
Days on Market Until Sale	71	3	- 95.8%	37	58	+ 56.8%
Median Sales Price*	\$98,000	\$152,500	+ 55.6%	\$115,250	\$102,999	- 10.6%
Average Sales Price*	\$103,667	\$124,750	+ 20.3%	\$105,518	\$107,274	+ 1.7%
Percent of List Price Received*	99.3%	96.7%	- 2.6%	95.5%	97.7%	+ 2.3%
Inventory of Homes for Sale	15	30	+ 100.0%	--	--	--
Months Supply of Inventory	6.9	10.9	+ 58.0%	--	--	--

* 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.

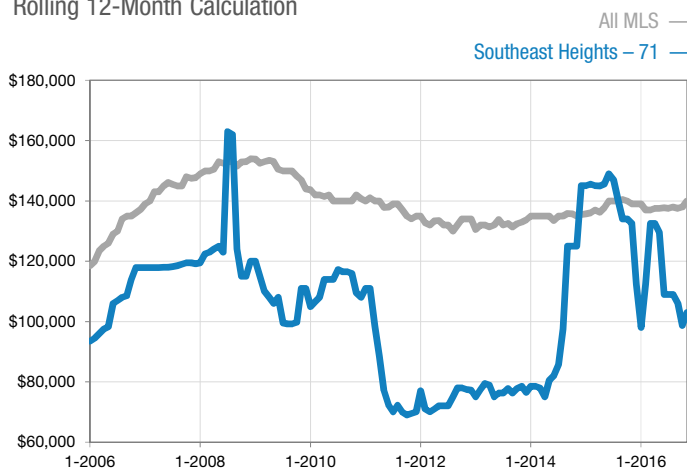
Median Sales Price - Single-Family Detached

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.