

Local Market Update for November 2016

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	17	12	- 29.4%	272	242	- 11.0%
Pending Sales	8	14	+ 75.0%	175	178	+ 1.7%
Closed Sales	9	6	- 33.3%	171	166	- 2.9%
Days on Market Until Sale	88	65	- 26.1%	52	49	- 5.8%
Median Sales Price*	\$254,000	\$256,000	+ 0.8%	\$215,000	\$221,000	+ 2.8%
Average Sales Price*	\$247,478	\$324,500	+ 31.1%	\$231,851	\$236,006	+ 1.8%
Percent of List Price Received*	96.4%	97.1%	+ 0.7%	97.1%	97.3%	+ 0.2%
Inventory of Homes for Sale	49	37	- 24.5%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

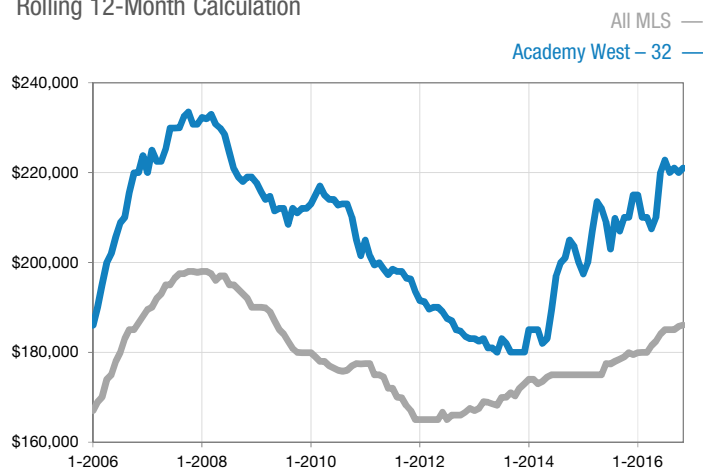
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	11	14	+ 27.3%	133	164	+ 23.3%
Pending Sales	5	16	+ 220.0%	86	120	+ 39.5%
Closed Sales	2	11	+ 450.0%	82	107	+ 30.5%
Days on Market Until Sale	20	51	+ 155.0%	77	52	- 32.5%
Median Sales Price*	\$202,500	\$145,000	- 28.4%	\$141,750	\$145,000	+ 2.3%
Average Sales Price*	\$202,500	\$144,545	- 28.6%	\$132,115	\$137,181	+ 3.8%
Percent of List Price Received*	97.5%	97.8%	+ 0.3%	95.9%	96.5%	+ 0.6%
Inventory of Homes for Sale	40	27	- 32.5%	--	--	--
Months Supply of Inventory	5.4	2.6	- 51.9%	--	--	--

* 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.

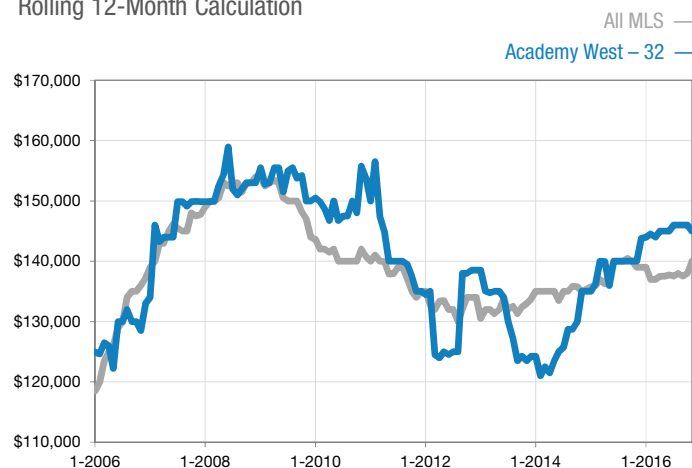
Median Sales Price - Single-Family Detached

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.