

# Local Market Update for November 2016

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



## South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	6	4	- 33.3%	91	126	+ 38.5%
Pending Sales	5	3	- 40.0%	44	43	- 2.3%
Closed Sales	2	4	+ 100.0%	36	45	+ 25.0%
Days on Market Until Sale	123	210	+ 70.7%	135	121	- 10.4%
Median Sales Price*	\$160,000	\$121,500	- 24.1%	\$130,000	\$126,000	- 3.1%
Average Sales Price*	\$160,000	\$126,875	- 20.7%	\$137,043	\$128,809	- 6.0%
Percent of List Price Received*	92.8%	96.8%	+ 4.3%	92.1%	94.2%	+ 2.3%
Inventory of Homes for Sale	63	86	+ 36.5%	--	--	--
Months Supply of Inventory	12.9	18.0	+ 39.5%	--	--	--

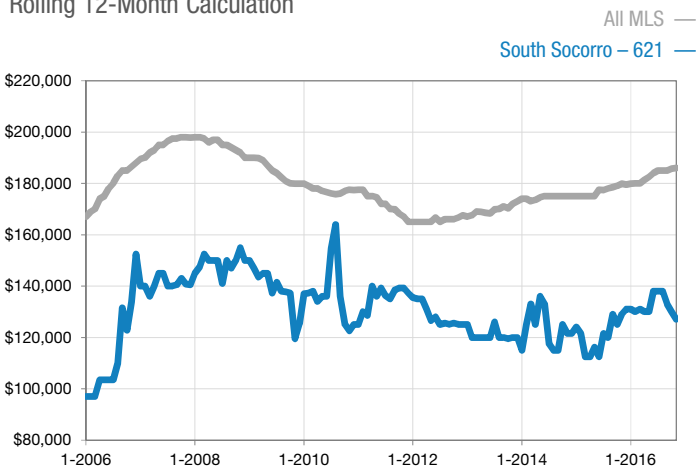
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	1	0.0%	5	8	+ 60.0%
Pending Sales	0	0	0.0%	1	7	+ 600.0%
Closed Sales	0	0	0.0%	2	7	+ 250.0%
Days on Market Until Sale	--	--	--	25	205	+ 720.0%
Median Sales Price*	--	--	--	\$115,250	\$115,000	- 0.2%
Average Sales Price*	--	--	--	\$115,250	\$115,643	+ 0.3%
Percent of List Price Received*	--	--	--	94.4%	96.6%	+ 2.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	5.0	2.1	- 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.

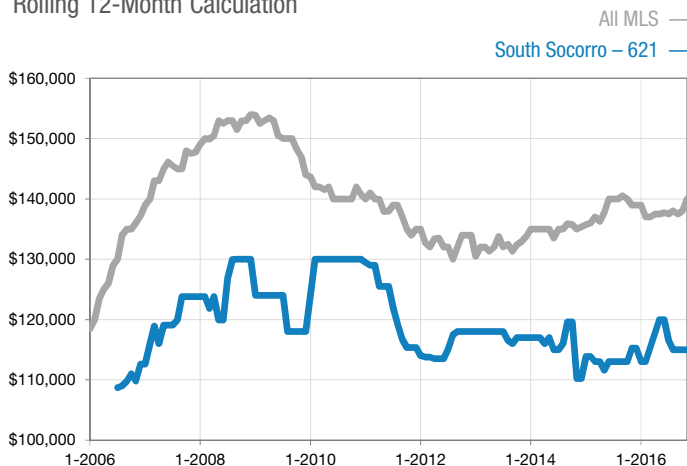
### Median Sales Price - Single-Family Detached

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.