

Local Market Update for November 2016

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	10	5	- 50.0%	116	99	- 14.7%
Pending Sales	7	9	+ 28.6%	91	81	- 11.0%
Closed Sales	7	8	+ 14.3%	99	70	- 29.3%
Days on Market Until Sale	28	57	+ 103.6%	57	78	+ 36.8%
Median Sales Price*	\$102,500	\$118,500	+ 15.6%	\$99,500	\$115,500	+ 16.1%
Average Sales Price*	\$95,500	\$119,063	+ 24.7%	\$101,700	\$113,564	+ 11.7%
Percent of List Price Received*	98.8%	97.1%	- 1.7%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--

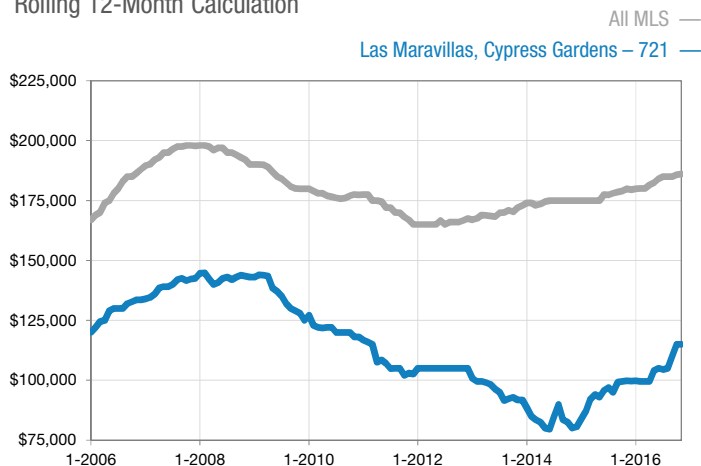
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

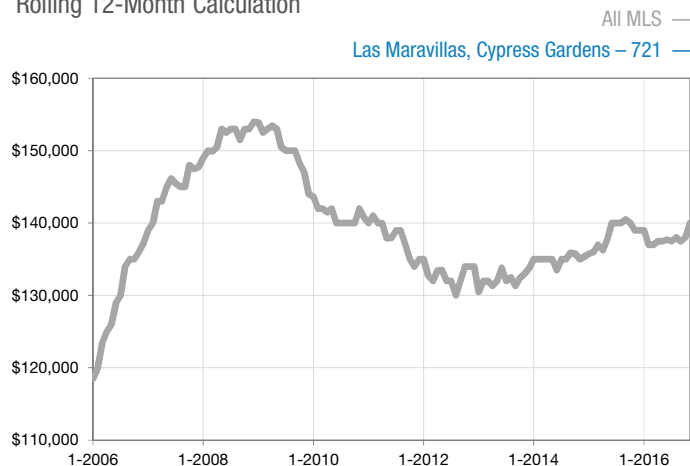
Median Sales Price - Single-Family Detached

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.