

# Local Market Update for December 2016

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

| Single-Family Detached          | December  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2015      | 2016             | Percent Change | Thru 12-2015 | Thru 12-2016     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 14        | 20               | + 42.9%        | 365          | 339              | - 7.1%         |
| Pending Sales                   | 18        | 15               | - 16.7%        | 233          | 223              | - 4.3%         |
| Closed Sales                    | 18        | 12               | - 33.3%        | 225          | 226              | + 0.4%         |
| Days on Market Until Sale       | 98        | 45               | - 54.1%        | 58           | 48               | - 17.2%        |
| Median Sales Price*             | \$237,500 | <b>\$301,000</b> | + 26.7%        | \$252,000    | <b>\$255,000</b> | + 1.2%         |
| Average Sales Price*            | \$259,269 | <b>\$309,833</b> | + 19.5%        | \$267,628    | <b>\$279,063</b> | + 4.3%         |
| Percent of List Price Received* | 95.8%     | <b>97.8%</b>     | + 2.1%         | 96.4%        | <b>97.1%</b>     | + 0.7%         |
| Inventory of Homes for Sale     | 62        | 47               | - 24.2%        | --           | --               | --             |
| Months Supply of Inventory      | 3.2       | 2.5              | - 21.9%        | --           | --               | --             |

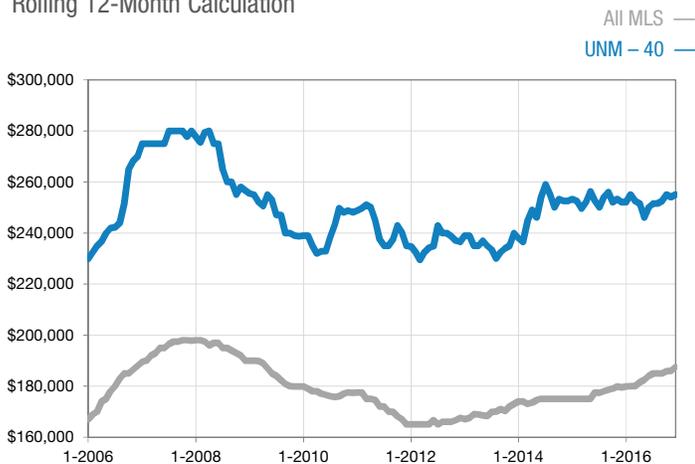
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | December  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2015      | 2016             | Percent Change | Thru 12-2015 | Thru 12-2016     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 3         | 2                | - 33.3%        | 32           | 33               | + 3.1%         |
| Pending Sales                   | 0         | 0                | 0.0%           | 17           | 14               | - 17.6%        |
| Closed Sales                    | 1         | 1                | 0.0%           | 18           | 14               | - 22.2%        |
| Days on Market Until Sale       | 187       | 24               | - 87.2%        | 82           | 55               | - 32.9%        |
| Median Sales Price*             | \$143,000 | <b>\$135,000</b> | - 5.6%         | \$202,000    | <b>\$206,250</b> | + 2.1%         |
| Average Sales Price*            | \$143,000 | <b>\$135,000</b> | - 5.6%         | \$213,716    | <b>\$230,643</b> | + 7.9%         |
| Percent of List Price Received* | 98.6%     | <b>97.1%</b>     | - 1.5%         | 95.3%        | <b>95.2%</b>     | - 0.1%         |
| Inventory of Homes for Sale     | 8         | 5                | - 37.5%        | --           | --               | --             |
| Months Supply of Inventory      | 4.2       | 3.2              | - 23.8%        | --           | --               | --             |

\* 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.

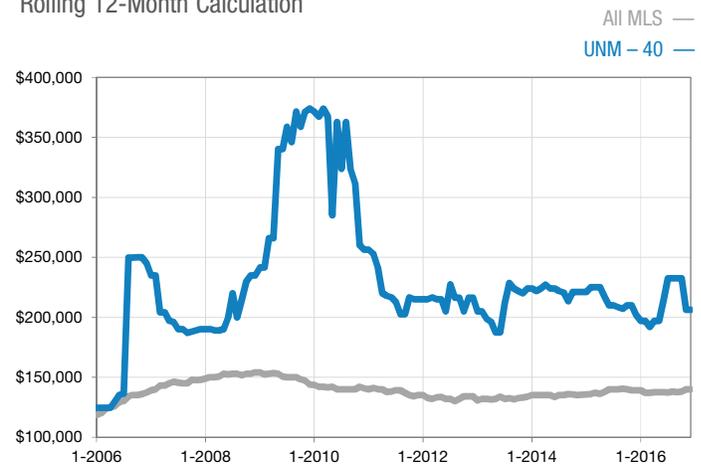
### Median Sales Price - Single-Family Detached

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.