

Local Market Update for December 2016

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	32	26	- 18.8%	456	529	+ 16.0%
Pending Sales	24	34	+ 41.7%	312	389	+ 24.7%
Closed Sales	20	39	+ 95.0%	290	382	+ 31.7%
Days on Market Until Sale	66	48	- 27.3%	57	42	- 26.3%
Median Sales Price*	\$161,750	\$167,500	+ 3.6%	\$160,750	\$163,000	+ 1.4%
Average Sales Price*	\$162,785	\$174,567	+ 7.2%	\$167,753	\$171,329	+ 2.1%
Percent of List Price Received*	97.2%	97.5%	+ 0.3%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	84	58	- 31.0%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--

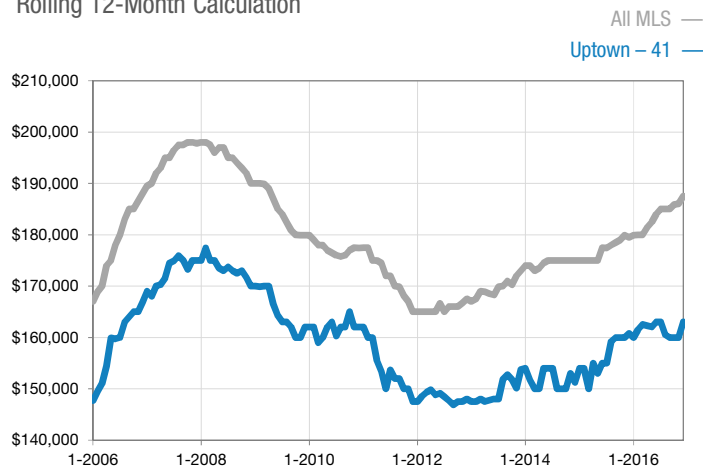
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	3	4	+ 33.3%	67	62	- 7.5%
Pending Sales	0	2	--	34	44	+ 29.4%
Closed Sales	2	3	+ 50.0%	34	41	+ 20.6%
Days on Market Until Sale	76	54	- 28.9%	64	75	+ 17.2%
Median Sales Price*	\$55,000	\$92,500	+ 68.2%	\$79,750	\$85,000	+ 6.6%
Average Sales Price*	\$55,000	\$121,000	+ 120.0%	\$98,309	\$96,091	- 2.3%
Percent of List Price Received*	92.0%	101.4%	+ 10.2%	95.3%	95.8%	+ 0.5%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	6.8	4.1	- 39.7%	--	--	--

* 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.

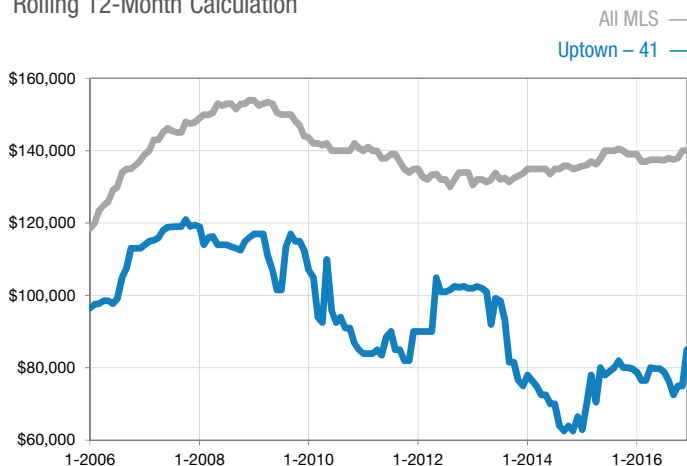
Median Sales Price - Single-Family Detached

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.