

# Local Market Update for December 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	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	11	11	0.0%	283	253	- 10.6%
Pending Sales	10	12	+ 20.0%	185	188	+ 1.6%
Closed Sales	12	14	+ 16.7%	183	181	- 1.1%
Days on Market Until Sale	51	64	+ 25.5%	52	50	- 3.8%
Median Sales Price*	\$218,500	<b>\$232,210</b>	+ 6.3%	\$215,000	<b>\$222,000</b>	+ 3.3%
Average Sales Price*	\$217,525	<b>\$252,677</b>	+ 16.2%	\$230,912	<b>\$237,649</b>	+ 2.9%
Percent of List Price Received*	96.7%	<b>95.8%</b>	- 0.9%	97.1%	<b>97.2%</b>	+ 0.1%
Inventory of Homes for Sale	43	32	- 25.6%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--

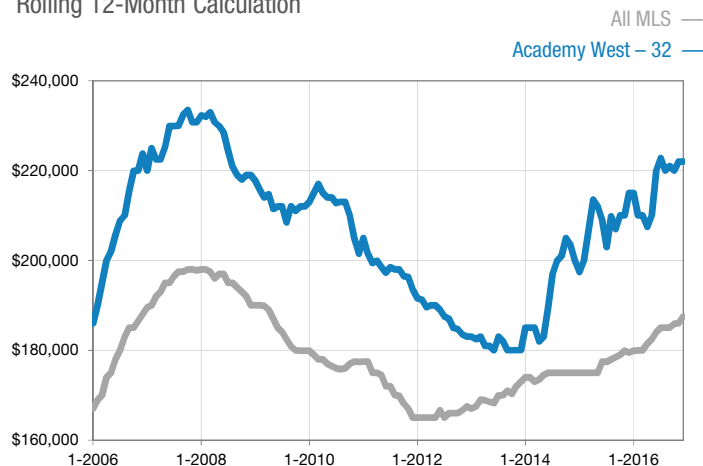
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	7	10	+ 42.9%	140	174	+ 24.3%
Pending Sales	4	9	+ 125.0%	90	127	+ 41.1%
Closed Sales	8	12	+ 50.0%	90	119	+ 32.2%
Days on Market Until Sale	56	39	- 30.4%	75	51	- 32.0%
Median Sales Price*	\$148,000	<b>\$171,600</b>	+ 15.9%	\$143,750	<b>\$146,000</b>	+ 1.6%
Average Sales Price*	\$145,875	<b>\$156,417</b>	+ 7.2%	\$133,338	<b>\$139,121</b>	+ 4.3%
Percent of List Price Received*	97.0%	<b>98.1%</b>	+ 1.1%	96.0%	<b>96.7%</b>	+ 0.7%
Inventory of Homes for Sale	34	26	- 23.5%	--	--	--
Months Supply of Inventory	4.5	2.5	- 44.4%	--	--	--

\* 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.

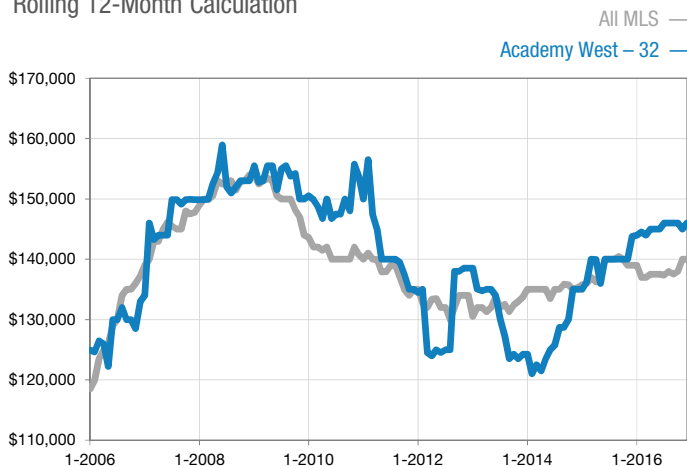
### Median Sales Price - Single-Family Detached

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.