

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		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
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	\$301,000	+ 26.7%	\$252,000	\$255,000	+ 1.2%
Average Sales Price*	\$259,269	\$309,833	+ 19.5%	\$267,628	\$279,063	+ 4.3%
Percent of List Price Received*	95.8%	97.8%	+ 2.1%	96.4%	97.1%	+ 0.7%
Inventory of Homes for Sale	62	47	- 24.2%	--	--	--
Months Supply of Inventory	3.2	2.5	- 21.9%	--	--	--

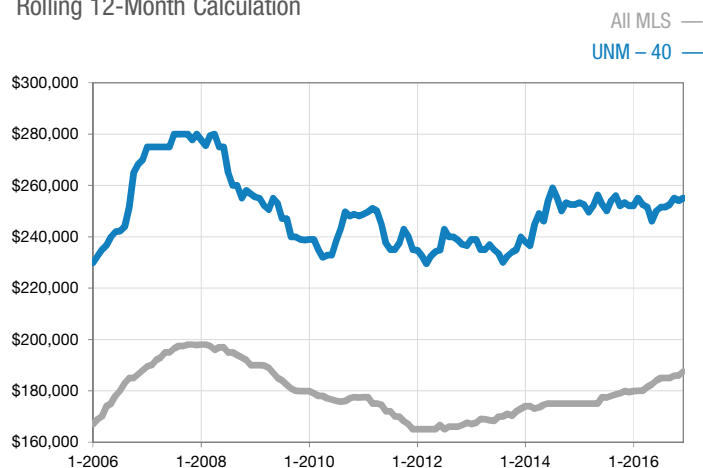
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
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	\$135,000	- 5.6%	\$202,000	\$206,250	+ 2.1%
Average Sales Price*	\$143,000	\$135,000	- 5.6%	\$213,716	\$230,643	+ 7.9%
Percent of List Price Received*	98.6%	97.1%	- 1.5%	95.3%	95.2%	- 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.

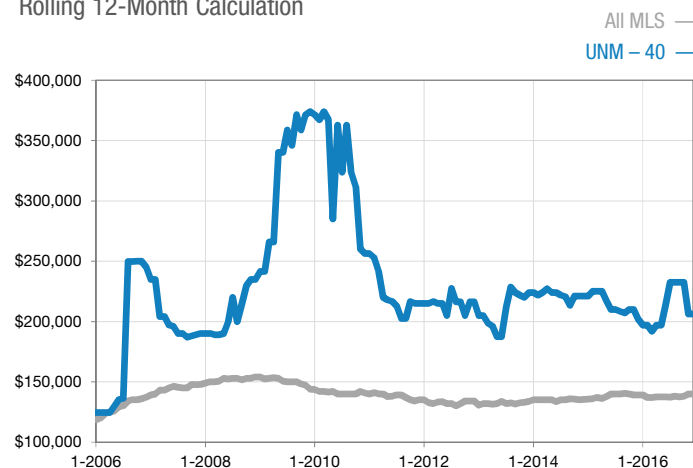
Median Sales Price - Single-Family Detached

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.