

Local Market Update for December 2016

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte 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	15	12	- 20.0%	376	355	- 5.6%
Pending Sales	8	17	+ 112.5%	226	227	+ 0.4%
Closed Sales	19	18	- 5.3%	228	220	- 3.5%
Days on Market Until Sale	48	65	+ 35.4%	56	45	- 19.6%
Median Sales Price*	\$326,000	\$290,500	- 10.9%	\$334,000	\$329,000	- 1.5%
Average Sales Price*	\$326,945	\$310,867	- 4.9%	\$373,336	\$365,764	- 2.0%
Percent of List Price Received*	96.9%	97.7%	+ 0.8%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	55	48	- 12.7%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--

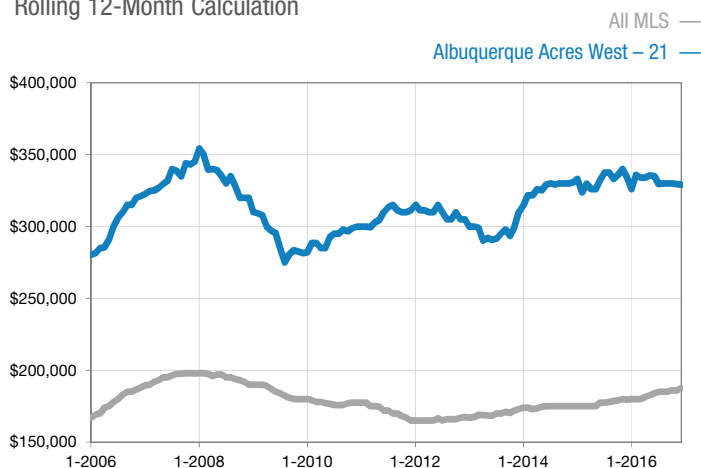
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	0	2	--	11	13	+ 18.2%
Pending Sales	0	3	--	7	8	+ 14.3%
Closed Sales	2	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	87	--	--	32	73	+ 128.1%
Median Sales Price*	\$228,500	--	--	\$224,000	\$180,000	- 19.6%
Average Sales Price*	\$228,500	--	--	\$223,625	\$189,450	- 15.3%
Percent of List Price Received*	97.0%	--	--	97.4%	96.8%	- 0.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--

* 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.

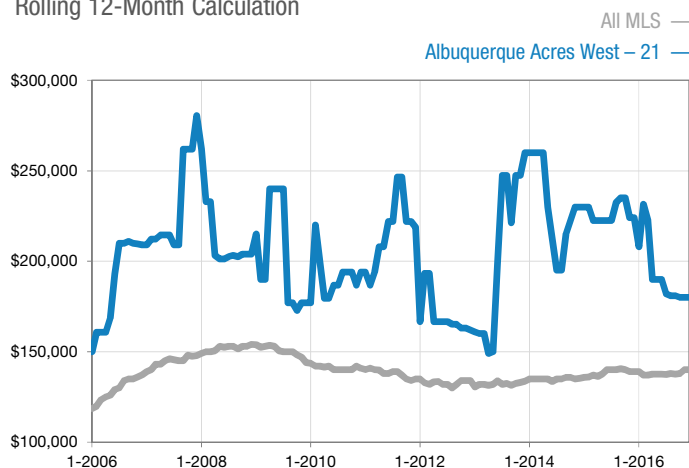
Median Sales Price - Single-Family Detached

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.