

Local Market Update for December 2016

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



87104

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	13	12	- 7.7%	220	204	- 7.3%
Pending Sales	10	8	- 20.0%	134	116	- 13.4%
Closed Sales	12	8	- 33.3%	128	112	- 12.5%
Days on Market Until Sale	34	70	+ 105.9%	75	52	- 30.7%
Median Sales Price*	\$356,000	\$258,500	- 27.4%	\$252,500	\$292,500	+ 15.8%
Average Sales Price*	\$364,548	\$263,417	- 27.7%	\$301,545	\$303,598	+ 0.7%
Percent of List Price Received*	98.6%	93.8%	- 4.9%	97.4%	96.9%	- 0.5%
Inventory of Homes for Sale	42	44	+ 4.8%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--

* 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
Key Metrics						
New Listings	12	1	- 91.7%	101	73	- 27.7%
Pending Sales	5	1	- 80.0%	61	54	- 11.5%
Closed Sales	12	1	- 91.7%	62	62	0.0%
Days on Market Until Sale	59	0	- 100.0%	47	24	- 48.9%
Median Sales Price*	\$209,500	\$139,500	- 33.4%	\$200,500	\$194,500	- 3.0%
Average Sales Price*	\$198,917	\$139,500	- 29.9%	\$197,614	\$198,212	+ 0.3%
Percent of List Price Received*	110.8%	100.0%	- 9.7%	101.5%	99.5%	- 2.0%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

* 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.

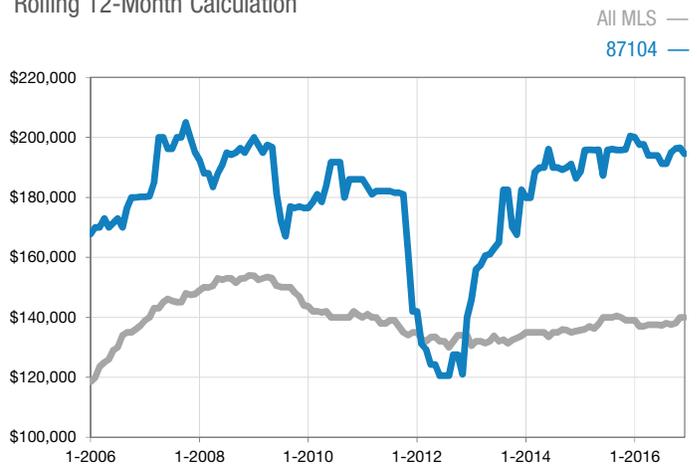
Median Sales Price - Single-Family Detached

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.