Local Market Update for December 2016

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

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Single-Family Detached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	44	48	+ 9.1%	1,033	1,093	+ 5.8%
Pending Sales	35	41	+ 17.1%	714	723	+ 1.3%
Closed Sales	54	56	+ 3.7%	709	705	- 0.6%
Days on Market Until Sale	67	58	- 13.4%	56	45	- 19.6%
Median Sales Price*	$248,750	$246,250	- 1.0%	$258,000	$270,000	+ 4.7%
Average Sales Price*	$316,090	$304,696	- 3.6%	$310,904	$319,874	+ 2.9%
Percent of List Price Received*	96.9%	96.8%	- 0.1%	97.1%	97.4%	+ 0.3%
Inventory of Homes for Sale	163	166	+ 1.8%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

* 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.
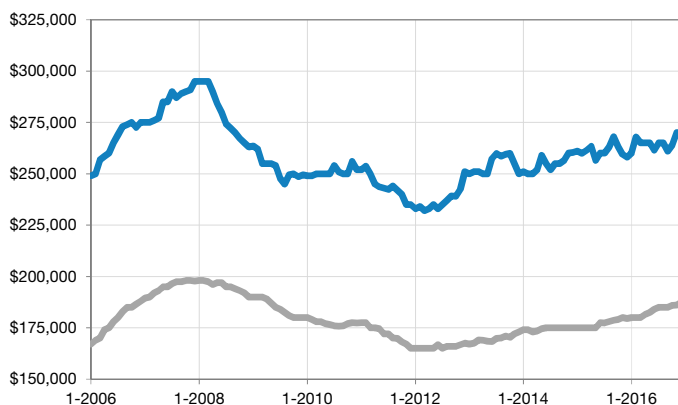
Single-Family Attached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	10	4	- 60.0%	203	238	+ 17.2%
Pending Sales	5	8	+ 60.0%	148	156	+ 5.4%
Closed Sales	13	13	0.0%	144	151	+ 4.9%
Days on Market Until Sale	54	82	+ 51.9%	58	51	- 12.1%
Median Sales Price*	$175,000	$149,000	- 14.9%	$166,000	$170,900	+ 3.0%
Average Sales Price*	$173,108	$163,723	- 5.4%	$174,303	$179,739	+ 3.1%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

* 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.

Median Sales Price - Single-Family Detached
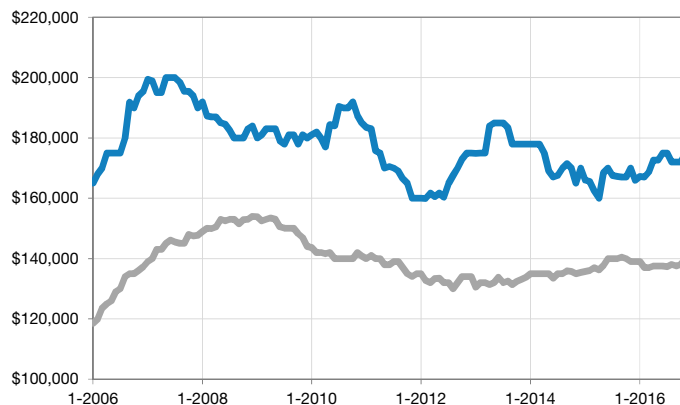Rolling 12-Month Calculation

All MLS —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
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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.

Current as of January 5, 2017. All data from the Southwest Multiple Listing Service. Report © 2017 ShowingTime.