

Local Market Update for December 2016

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	13	20	+ 53.8%	222	281	+ 26.6%
Pending Sales	12	13	+ 8.3%	142	145	+ 2.1%
Closed Sales	16	12	- 25.0%	136	135	- 0.7%
Days on Market Until Sale	46	46	0.0%	77	55	- 28.6%
Median Sales Price*	\$215,500	\$195,950	- 9.1%	\$180,000	\$191,900	+ 6.6%
Average Sales Price*	\$235,786	\$231,278	- 1.9%	\$220,118	\$230,938	+ 4.9%
Percent of List Price Received*	96.6%	94.3%	- 2.4%	96.8%	96.0%	- 0.8%
Inventory of Homes for Sale	50	67	+ 34.0%	--	--	--
Months Supply of Inventory	4.2	5.5	+ 31.0%	--	--	--

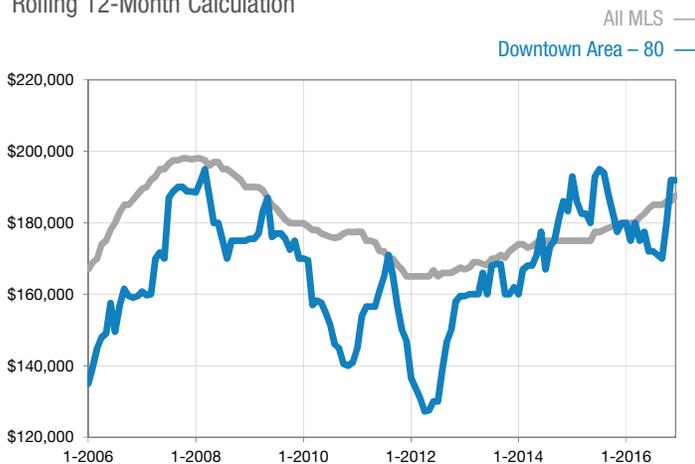
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	21	6	- 71.4%	190	149	- 21.6%
Pending Sales	8	6	- 25.0%	84	87	+ 3.6%
Closed Sales	12	4	- 66.7%	86	89	+ 3.5%
Days on Market Until Sale	46	50	+ 8.7%	51	47	- 7.8%
Median Sales Price*	\$209,000	\$135,750	- 35.0%	\$192,901	\$189,900	- 1.6%
Average Sales Price*	\$196,250	\$128,336	- 34.6%	\$192,958	\$182,289	- 5.5%
Percent of List Price Received*	111.6%	95.0%	- 14.9%	100.5%	98.4%	- 2.1%
Inventory of Homes for Sale	59	25	- 57.6%	--	--	--
Months Supply of Inventory	8.4	3.4	- 59.5%	--	--	--

* 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.