

# Local Market Update for December 2016

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



## South Socorro – 621

La Joya Wildlife Area South of Rio Salado

| Single-Family Detached          | December  |                 |                | Year to Date |                  |                |
|---------------------------------|-----------|-----------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2015      | 2016            | Percent Change | Thru 12-2015 | Thru 12-2016     | Percent Change |
| New Listings                    | 9         | 6               | - 33.3%        | 100          | 132              | + 32.0%        |
| Pending Sales                   | 0         | 10              | --             | 44           | 52               | + 18.2%        |
| Closed Sales                    | 3         | 1               | - 66.7%        | 39           | 47               | + 20.5%        |
| Days on Market Until Sale       | 99        | 0               | - 100.0%       | 132          | 116              | - 12.1%        |
| Median Sales Price*             | \$140,000 | <b>\$94,500</b> | - 32.5%        | \$131,000    | <b>\$126,000</b> | - 3.8%         |
| Average Sales Price*            | \$100,833 | <b>\$94,500</b> | - 6.3%         | \$134,184    | <b>\$129,067</b> | - 3.8%         |
| Percent of List Price Received* | 91.9%     | <b>94.5%</b>    | + 2.8%         | 92.0%        | <b>94.4%</b>     | + 2.6%         |
| Inventory of Homes for Sale     | 64        | 77              | + 20.3%        | --           | --               | --             |
| Months Supply of Inventory      | 13.1      | 14.8            | + 13.0%        | --           | --               | --             |

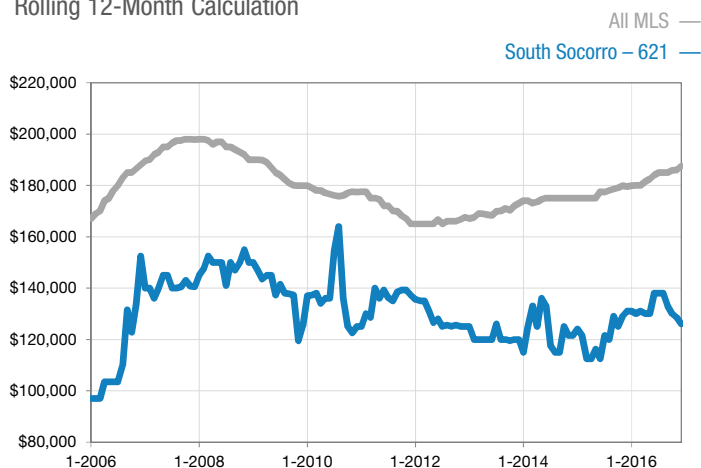
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | December |      |                | Year to Date |                  |                |
|---------------------------------|----------|------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2015     | 2016 | Percent Change | Thru 12-2015 | Thru 12-2016     | Percent Change |
| New Listings                    | 0        | 0    | 0.0%           | 5            | 8                | + 60.0%        |
| Pending Sales                   | 0        | 0    | 0.0%           | 1            | 7                | + 600.0%       |
| Closed Sales                    | 0        | 0    | 0.0%           | 2            | 7                | + 250.0%       |
| Days on Market Until Sale       | --       | --   | --             | 25           | 205              | + 720.0%       |
| Median Sales Price*             | --       | --   | --             | \$115,250    | <b>\$115,000</b> | - 0.2%         |
| Average Sales Price*            | --       | --   | --             | \$115,250    | <b>\$115,643</b> | + 0.3%         |
| Percent of List Price Received* | --       | --   | --             | 94.4%        | <b>96.6%</b>     | + 2.3%         |
| Inventory of Homes for Sale     | 4        | 3    | - 25.0%        | --           | --               | --             |
| Months Supply of Inventory      | 4.0      | 2.1  | - 47.5%        | --           | --               | --             |

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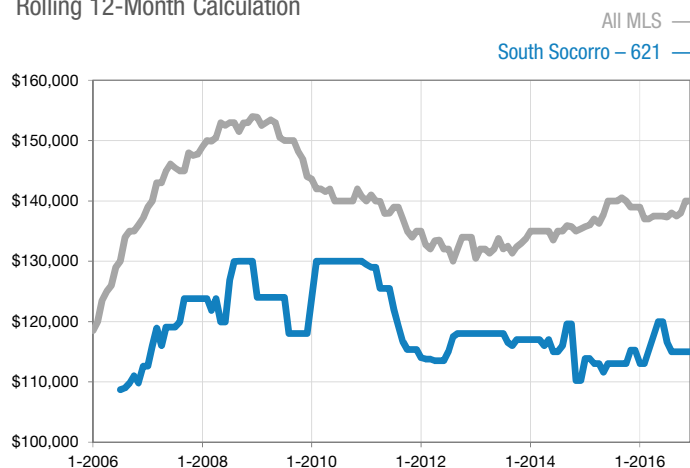
### Median Sales Price - Single-Family Detached

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.