

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	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	34	38	+ 11.8%	681	671	- 1.5%
Pending Sales	24	37	+ 54.2%	414	441	+ 6.5%
Closed Sales	25	24	- 4.0%	404	430	+ 6.4%
Days on Market Until Sale	82	62	- 24.4%	66	54	- 18.2%
Median Sales Price*	\$185,000	\$178,250	- 3.6%	\$204,000	\$202,500	- 0.7%
Average Sales Price*	\$219,530	\$218,852	- 0.3%	\$220,017	\$219,151	- 0.4%
Percent of List Price Received*	95.8%	97.6%	+ 1.9%	97.5%	97.3%	- 0.2%
Inventory of Homes for Sale	131	97	- 26.0%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--

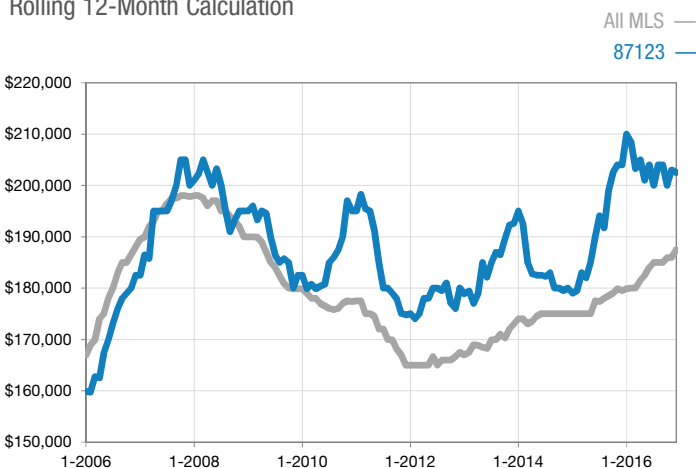
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	3	21	+ 600.0%	116	185	+ 59.5%
Pending Sales	4	5	+ 25.0%	70	79	+ 12.9%
Closed Sales	7	3	- 57.1%	69	79	+ 14.5%
Days on Market Until Sale	78	31	- 60.3%	49	52	+ 6.1%
Median Sales Price*	\$126,663	\$153,000	+ 20.8%	\$154,000	\$150,000	- 2.6%
Average Sales Price*	\$123,223	\$127,667	+ 3.6%	\$149,164	\$146,232	- 2.0%
Percent of List Price Received*	91.9%	94.9%	+ 3.3%	96.9%	97.8%	+ 0.9%
Inventory of Homes for Sale	20	45	+ 125.0%	--	--	--
Months Supply of Inventory	3.4	6.8	+ 100.0%	--	--	--

* 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.

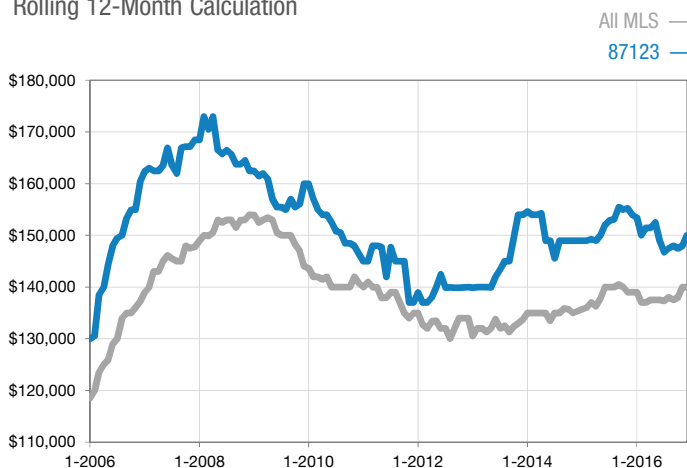
Median Sales Price - Single-Family Detached

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.