Local Market Update for December 2016

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

gaar

South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

Single-Family Detached

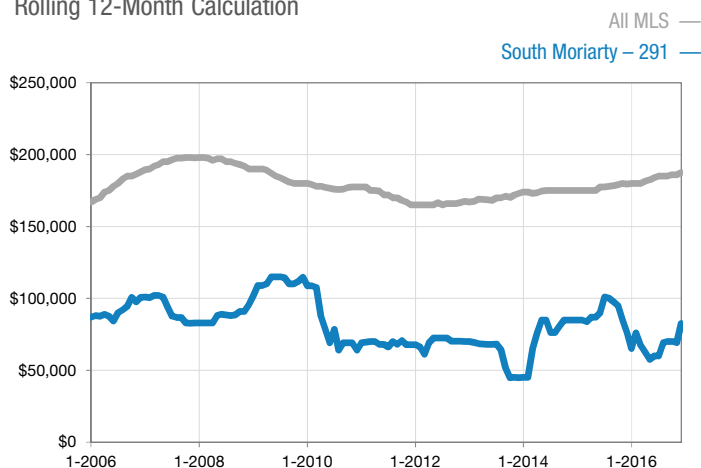| Key Metrics	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	1	4	+ 300.0%	39	48	+ 23.1%
Pending Sales	0	6	--	21	33	+ 57.1%
Closed Sales	5	4	- 20.0%	20	25	+ 25.0%
Days on Market Until Sale	24	100	+ 316.7%	103	83	- 19.4%
Median Sales Price*	$47,520	$88,750	+ 86.8%	$76,000	$82,500	+ 8.6%
Average Sales Price*	$56,520	$87,850	+ 55.4%	$86,170	$91,161	+ 5.8%
Percent of List Price Received*	95.3%	99.5%	+ 4.4%	92.7%	97.6%	+ 5.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	6.4	2.7	- 57.8%	--	--	--

* 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	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	2	--
Days on Market Until Sale	--	--	--	--	46	--
Median Sales Price*	--	--	--	--	$75,000	--
Average Sales Price*	--	--	--	--	$75,000	--
Percent of List Price Received*	--	--	--	--	81.7%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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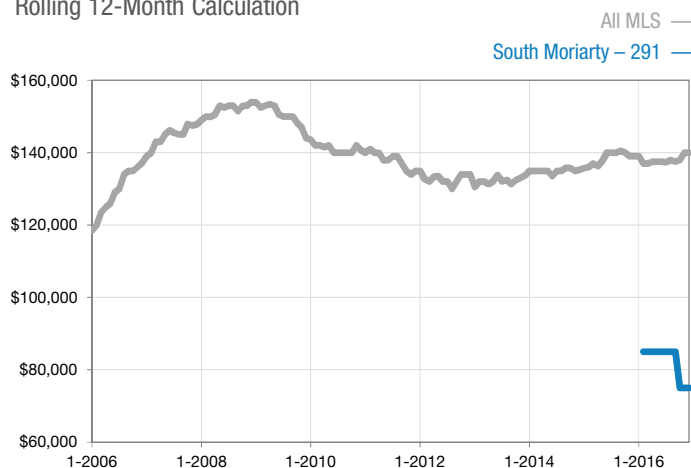
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
South Moriarty – 291 —

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

All MLS —
South Moriarty – 291 —

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.