

Local Market Update for December 2016

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	25	22	- 12.0%	600	576	- 4.0%
Pending Sales	28	19	- 32.1%	388	427	+ 10.1%
Closed Sales	31	24	- 22.6%	369	442	+ 19.8%
Days on Market Until Sale	51	64	+ 25.5%	52	51	- 1.9%
Median Sales Price*	\$180,000	\$213,500	+ 18.6%	\$205,000	\$204,000	- 0.5%
Average Sales Price*	\$200,206	\$225,511	+ 12.6%	\$214,899	\$217,688	+ 1.3%
Percent of List Price Received*	97.0%	95.6%	- 1.4%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	118	76	- 35.6%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--

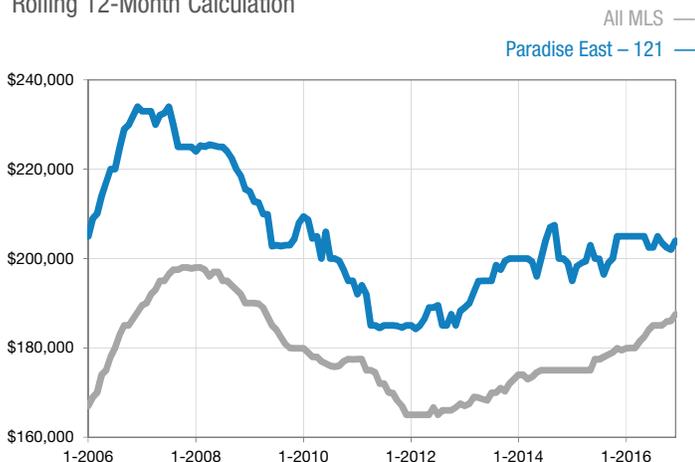
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	26	35	+ 34.6%
Pending Sales	0	4	--	21	27	+ 28.6%
Closed Sales	1	1	0.0%	21	23	+ 9.5%
Days on Market Until Sale	21	25	+ 19.0%	60	53	- 11.7%
Median Sales Price*	\$75,000	\$105,000	+ 40.0%	\$80,000	\$90,000	+ 12.5%
Average Sales Price*	\$75,000	\$105,000	+ 40.0%	\$98,338	\$90,664	- 7.8%
Percent of List Price Received*	100.1%	97.7%	- 2.4%	97.2%	96.9%	- 0.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	4.3	2.2	- 48.8%	--	--	--

* 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.

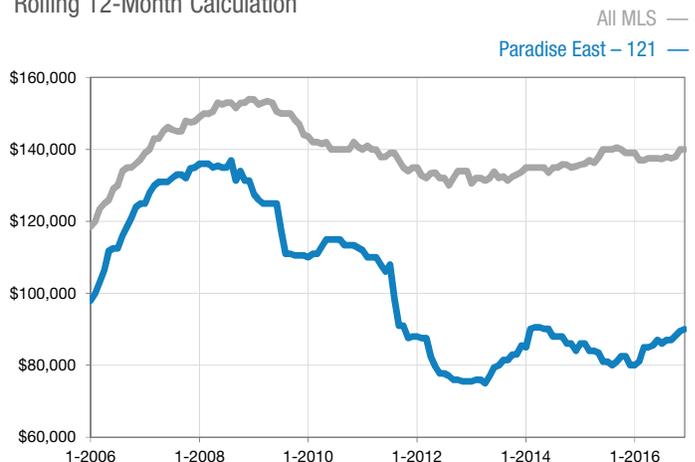
Median Sales Price - Single-Family Detached

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.