

Local Market Update for December 2016

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	16	13	- 18.8%	359	324	- 9.7%
Pending Sales	12	8	- 33.3%	174	194	+ 11.5%
Closed Sales	15	20	+ 33.3%	166	197	+ 18.7%
Days on Market Until Sale	33	64	+ 93.9%	56	60	+ 7.1%
Median Sales Price*	\$242,143	\$222,550	- 8.1%	\$205,000	\$215,000	+ 4.9%
Average Sales Price*	\$261,130	\$250,275	- 4.2%	\$223,331	\$224,808	+ 0.7%
Percent of List Price Received*	95.9%	95.1%	- 0.8%	95.9%	96.9%	+ 1.0%
Inventory of Homes for Sale	79	53	- 32.9%	--	--	--
Months Supply of Inventory	5.4	3.3	- 38.9%	--	--	--

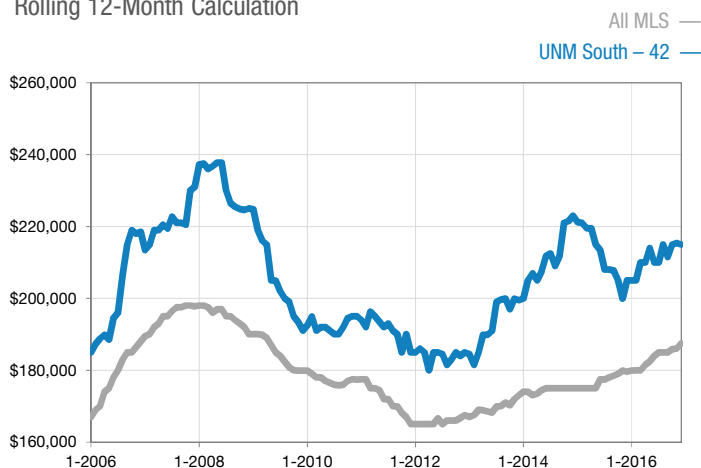
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
New Listings	1	1	0.0%	27	38	+ 40.7%
Pending Sales	1	3	+ 200.0%	15	21	+ 40.0%
Closed Sales	0	3	--	14	20	+ 42.9%
Days on Market Until Sale	--	115	--	61	67	+ 9.8%
Median Sales Price*	--	\$35,000	--	\$132,000	\$81,500	- 38.3%
Average Sales Price*	--	\$139,200	--	\$126,285	\$154,555	+ 22.4%
Percent of List Price Received*	--	91.3%	--	93.4%	93.8%	+ 0.4%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

* 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.

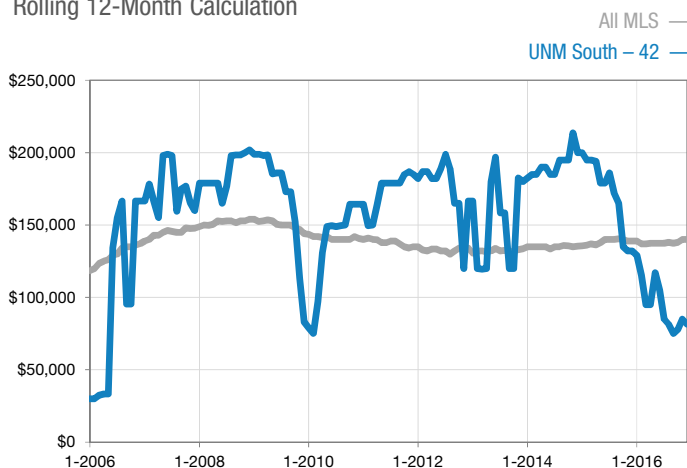
Median Sales Price - Single-Family Detached

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.