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	10	**13**	+ 30.0%	271	**274**	+ 1.1%
Pending Sales	5	**13**	+ 160.0%	118	**138**	+ 16.9%
Closed Sales	11	**10**	- 9.1%	116	**133**	+ 14.7%
Days on Market Until Sale	130	**32**	- 75.4%	85	**72**	- 15.3%
Median Sales Price*	$405,000	**$384,000**	- 5.2%	$408,700	**$395,000**	- 3.4%
Average Sales Price*	$372,136	**$447,353**	+ 20.2%	$435,718	**$429,403**	- 1.4%
Percent of List Price Received*	97.0%	**98.0%**	+ 1.0%	96.9%	**97.1%**	+ 0.2%
Inventory of Homes for Sale	83	**71**	- 14.5%	--	**--**	--
Months Supply of Inventory	8.4	**6.2**	- 26.2%	--	**--**	--

* 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.
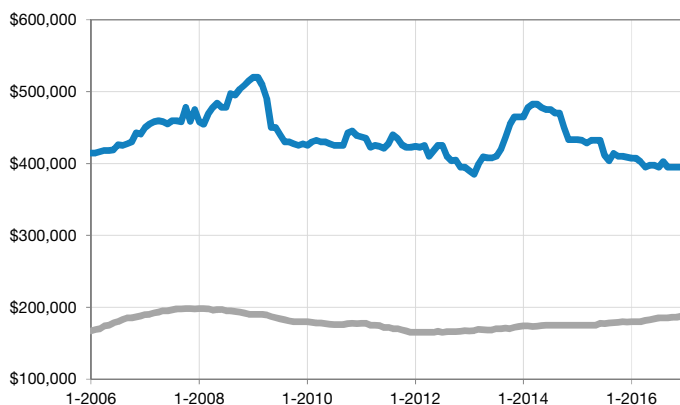
Single-Family Attached	December			Year to Date		
Key Metrics	**2015**	**2016**	Percent Change	**Thru 12-2015**	**Thru 12-2016**	Percent Change
New Listings	1	**0**	- 100.0%	14	**13**	- 7.1%
Pending Sales	1	**0**	- 100.0%	5	**6**	+ 20.0%
Closed Sales	1	**0**	- 100.0%	6	**6**	0.0%
Days on Market Until Sale	188	**--**	--	116	**111**	- 4.3%
Median Sales Price*	$227,500	**--**	--	$233,250	**$249,609**	+ 7.0%
Average Sales Price*	$227,500	**--**	--	$246,250	**$256,620**	+ 4.2%
Percent of List Price Received*	92.9%	**--**	--	99.0%	**94.7%**	- 4.3%
Inventory of Homes for Sale	8	**5**	- 37.5%	--	**--**	--
Months Supply of Inventory	8.0	**4.2**	- 47.5%	--	**--**	--

* 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
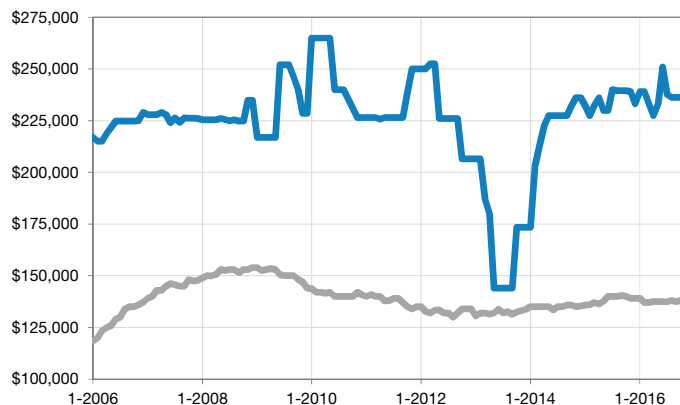Rolling 12-Month Calculation

All MLS —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
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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.