

Local Market Update for December 2016

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	9	13	+ 44.4%	230	254	+ 10.4%
Pending Sales	7	17	+ 142.9%	134	160	+ 19.4%
Closed Sales	9	23	+ 155.6%	133	146	+ 9.8%
Days on Market Until Sale	83	47	- 43.4%	73	56	- 23.3%
Median Sales Price*	\$122,500	\$125,000	+ 2.0%	\$119,429	\$114,400	- 4.2%
Average Sales Price*	\$123,478	\$138,990	+ 12.6%	\$119,519	\$123,547	+ 3.4%
Percent of List Price Received*	94.6%	96.0%	+ 1.5%	95.5%	96.6%	+ 1.2%
Inventory of Homes for Sale	65	46	- 29.2%	--	--	--
Months Supply of Inventory	5.8	3.5	- 39.7%	--	--	--

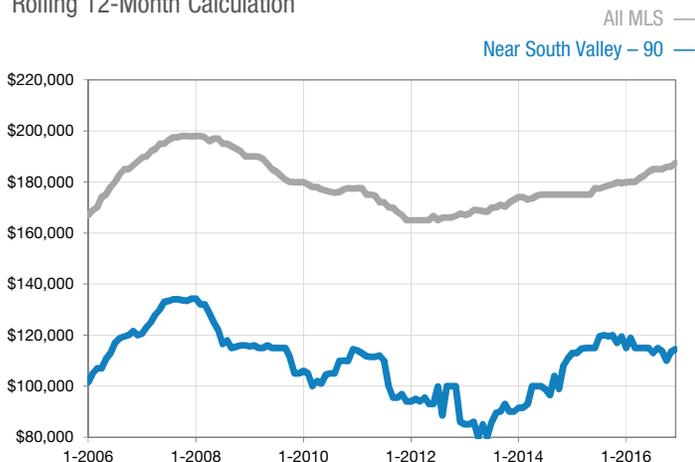
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	0	0	0.0%	7	5	- 28.6%
Pending Sales	0	0	0.0%	3	3	0.0%
Closed Sales	0	1	--	4	3	- 25.0%
Days on Market Until Sale	--	26	--	79	43	- 45.6%
Median Sales Price*	--	\$85,000	--	\$61,500	\$85,000	+ 38.2%
Average Sales Price*	--	\$85,000	--	\$58,600	\$75,000	+ 28.0%
Percent of List Price Received*	--	95.5%	--	88.5%	96.8%	+ 9.4%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

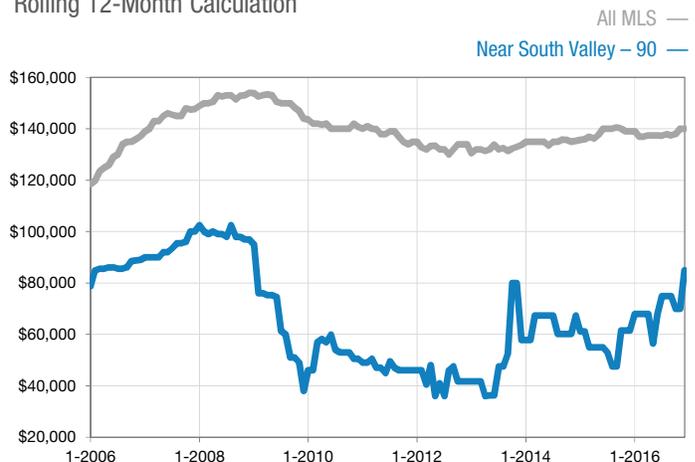
Median Sales Price - Single-Family Detached

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.