

Local Market Update for December 2016

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	16	23	+ 43.8%	303	316	+ 4.3%
Pending Sales	9	14	+ 55.6%	189	217	+ 14.8%
Closed Sales	17	7	- 58.8%	182	218	+ 19.8%
Days on Market Until Sale	101	48	- 52.5%	63	53	- 15.9%
Median Sales Price*	\$160,000	\$189,900	+ 18.7%	\$194,850	\$185,000	- 5.1%
Average Sales Price*	\$174,588	\$169,986	- 2.6%	\$196,317	\$184,163	- 6.2%
Percent of List Price Received*	96.9%	96.1%	- 0.8%	97.0%	96.9%	- 0.1%
Inventory of Homes for Sale	65	42	- 35.4%	--	--	--
Months Supply of Inventory	4.1	2.3	- 43.9%	--	--	--

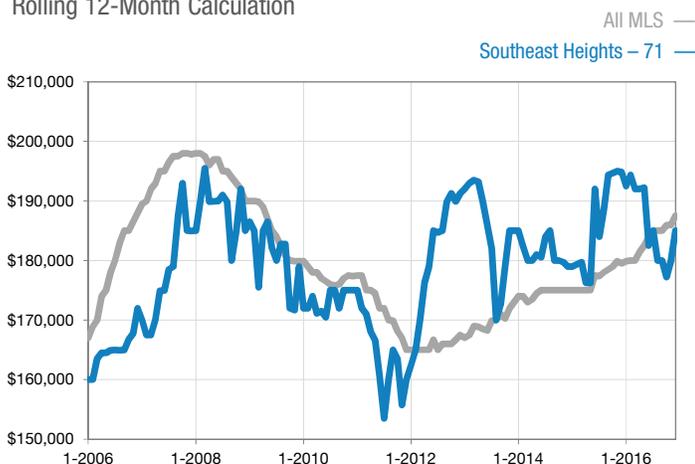
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	1	19	+ 1800.0%	53	117	+ 120.8%
Pending Sales	1	1	0.0%	25	32	+ 28.0%
Closed Sales	2	2	0.0%	24	31	+ 29.2%
Days on Market Until Sale	54	135	+ 150.0%	39	63	+ 61.5%
Median Sales Price*	\$79,332	\$60,250	- 24.1%	\$112,332	\$98,900	- 12.0%
Average Sales Price*	\$79,332	\$60,250	- 24.1%	\$103,336	\$104,241	+ 0.9%
Percent of List Price Received*	98.8%	92.8%	- 6.1%	95.8%	97.4%	+ 1.7%
Inventory of Homes for Sale	13	34	+ 161.5%	--	--	--
Months Supply of Inventory	6.2	12.8	+ 106.5%	--	--	--

* 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.

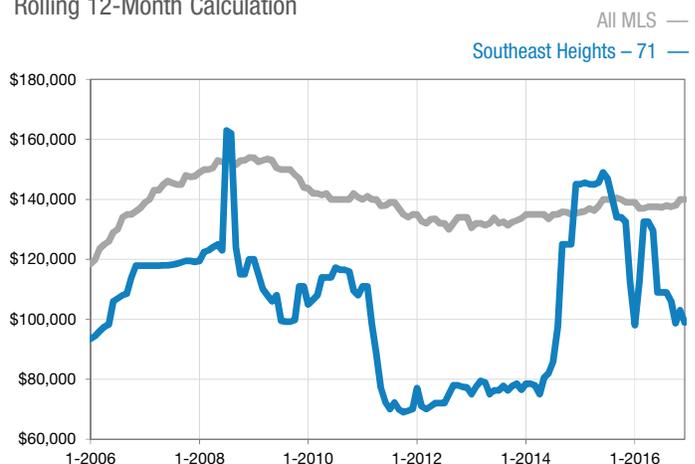
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.