

Local Market Update for December 2016

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	74	61	- 17.6%	1,073	926	- 13.7%
Pending Sales	41	45	+ 9.8%	773	744	- 3.8%
Closed Sales	63	72	+ 14.3%	761	750	- 1.4%
Days on Market Until Sale	38	44	+ 15.8%	47	41	- 12.8%
Median Sales Price*	\$134,000	\$131,985	- 1.5%	\$125,000	\$132,000	+ 5.6%
Average Sales Price*	\$131,732	\$133,053	+ 1.0%	\$124,401	\$132,199	+ 6.3%
Percent of List Price Received*	98.0%	98.3%	+ 0.3%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	195	125	- 35.9%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

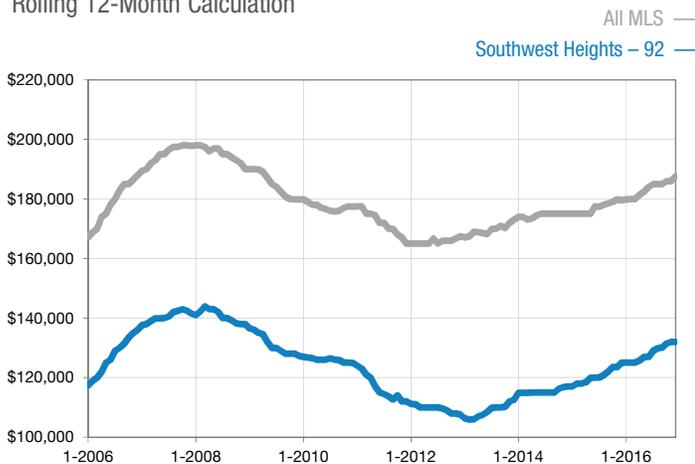
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	19	17	- 10.5%
Pending Sales	1	0	- 100.0%	9	11	+ 22.2%
Closed Sales	1	1	0.0%	9	11	+ 22.2%
Days on Market Until Sale	11	0	- 100.0%	47	64	+ 36.2%
Median Sales Price*	\$137,500	\$120,000	- 12.7%	\$70,000	\$74,000	+ 5.7%
Average Sales Price*	\$137,500	\$120,000	- 12.7%	\$83,697	\$96,595	+ 15.4%
Percent of List Price Received*	98.3%	96.0%	- 2.3%	96.8%	103.0%	+ 6.4%
Inventory of Homes for Sale	7	0	- 100.0%	--	--	--
Months Supply of Inventory	5.4	--	--	--	--	--

* 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.

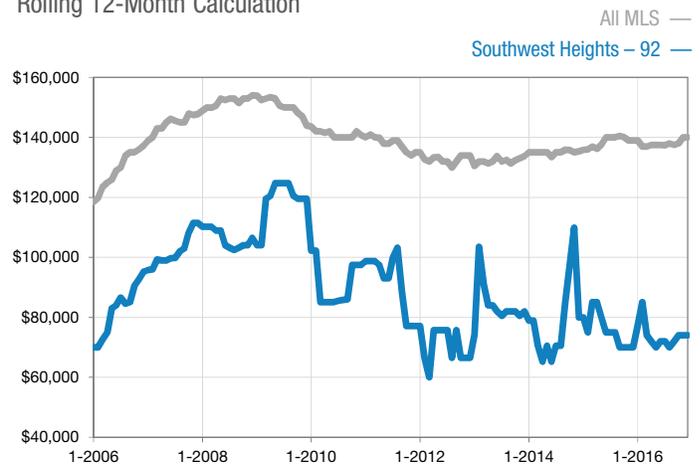
Median Sales Price - Single-Family Detached

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.