

# Local Market Update for December 2016

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



## Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

| Single-Family Detached          | December  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2015      | 2016             | Percent Change | Thru 12-2015 | Thru 12-2016     | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 6         | 6                | 0.0%           | 122          | 105              | - 13.9%        |
| Pending Sales                   | 4         | 7                | + 75.0%        | 95           | 85               | - 10.5%        |
| Closed Sales                    | 7         | 9                | + 28.6%        | 106          | 79               | - 25.5%        |
| Days on Market Until Sale       | 98        | 52               | - 46.9%        | 60           | 75               | + 25.0%        |
| Median Sales Price*             | \$112,000 | <b>\$120,000</b> | + 7.1%         | \$99,625     | <b>\$117,000</b> | + 17.4%        |
| Average Sales Price*            | \$109,857 | <b>\$117,022</b> | + 6.5%         | \$102,239    | <b>\$113,958</b> | + 11.5%        |
| Percent of List Price Received* | 102.1%    | <b>93.3%</b>     | - 8.6%         | 97.8%        | <b>97.2%</b>     | - 0.6%         |
| Inventory of Homes for Sale     | 28        | 17               | - 39.3%        | --           | --               | --             |
| Months Supply of Inventory      | 3.5       | 2.4              | - 31.4%        | --           | --               | --             |

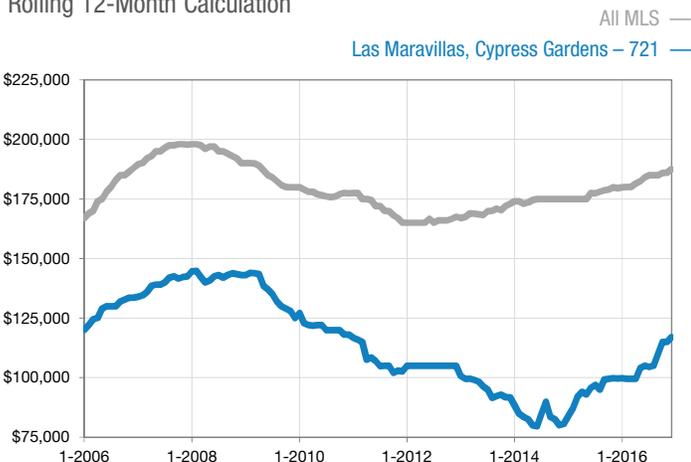
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | December |      |                | Year to Date |              |                |
|---------------------------------|----------|------|----------------|--------------|--------------|----------------|
|                                 | 2015     | 2016 | Percent Change | Thru 12-2015 | Thru 12-2016 | Percent Change |
| <b>Key Metrics</b>              |          |      |                |              |              |                |
| New Listings                    | 0        | 0    | 0.0%           | 0            | 1            | --             |
| Pending Sales                   | 0        | 0    | 0.0%           | 0            | 0            | 0.0%           |
| Closed Sales                    | 0        | 0    | 0.0%           | 0            | 0            | 0.0%           |
| Days on Market Until Sale       | --       | --   | --             | --           | --           | --             |
| Median Sales Price*             | --       | --   | --             | --           | --           | --             |
| Average Sales Price*            | --       | --   | --             | --           | --           | --             |
| Percent of List Price Received* | --       | --   | --             | --           | --           | --             |
| Inventory of Homes for Sale     | 0        | 1    | --             | --           | --           | --             |
| Months Supply of Inventory      | --       | --   | --             | --           | --           | --             |

\* 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.

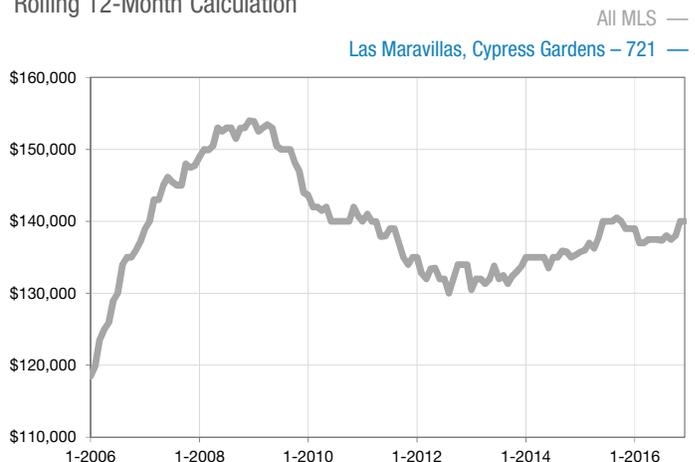
### Median Sales Price - Single-Family Detached

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.