

Local Market Update for September 2016

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	68	85	+ 25.0%	862	917	+ 6.4%
Pending Sales	57	51	- 10.5%	581	571	- 1.7%
Closed Sales	54	73	+ 35.2%	550	543	- 1.3%
Days on Market Until Sale	38	42	+ 10.5%	55	44	- 20.0%
Median Sales Price*	\$297,500	\$271,000	- 8.9%	\$268,000	\$273,000	+ 1.9%
Average Sales Price*	\$344,451	\$303,969	- 11.8%	\$310,282	\$323,071	+ 4.1%
Percent of List Price Received*	96.3%	97.6%	+ 1.3%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	234	242	+ 3.4%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

* 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.

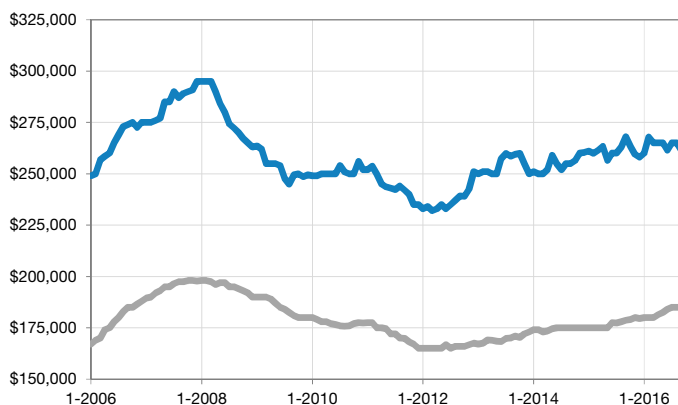
Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	7	24	+ 242.9%	160	197	+ 23.1%
Pending Sales	9	13	+ 44.4%	118	123	+ 4.2%
Closed Sales	15	5	- 66.7%	112	115	+ 2.7%
Days on Market Until Sale	38	12	- 68.4%	55	51	- 7.3%
Median Sales Price*	\$151,000	\$171,500	+ 13.6%	\$167,250	\$175,000	+ 4.6%
Average Sales Price*	\$167,827	\$207,900	+ 23.9%	\$173,347	\$180,515	+ 4.1%
Percent of List Price Received*	97.1%	97.3%	+ 0.2%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	41	50	+ 22.0%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

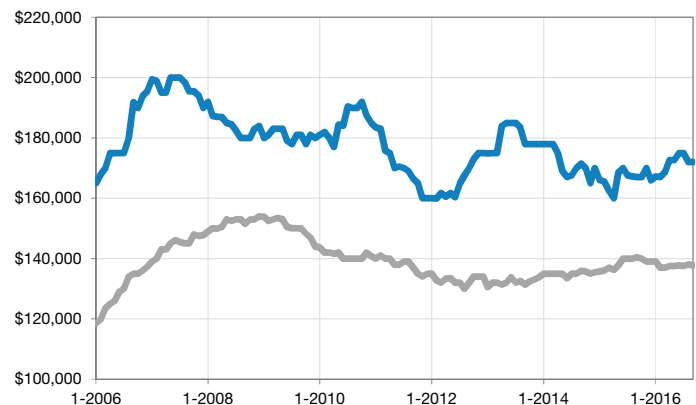
All MLS —
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Median Sales Price - Single-Family Attached

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.