

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	17	17	0.0%	178	163	- 8.4%
Pending Sales	11	18	+ 63.6%	105	93	- 11.4%
Closed Sales	13	9	- 30.8%	96	83	- 13.5%
Days on Market Until Sale	82	50	- 39.0%	82	50	- 39.0%
Median Sales Price*	\$189,000	\$335,000	+ 77.2%	\$246,250	\$285,000	+ 15.7%
Average Sales Price*	\$258,054	\$298,222	+ 15.6%	\$296,284	\$296,552	+ 0.1%
Percent of List Price Received*	96.4%	96.2%	- 0.2%	97.7%	97.0%	- 0.7%
Inventory of Homes for Sale	52	56	+ 7.7%	--	--	--
Months Supply of Inventory	5.0	5.5	+ 10.0%	--	--	--

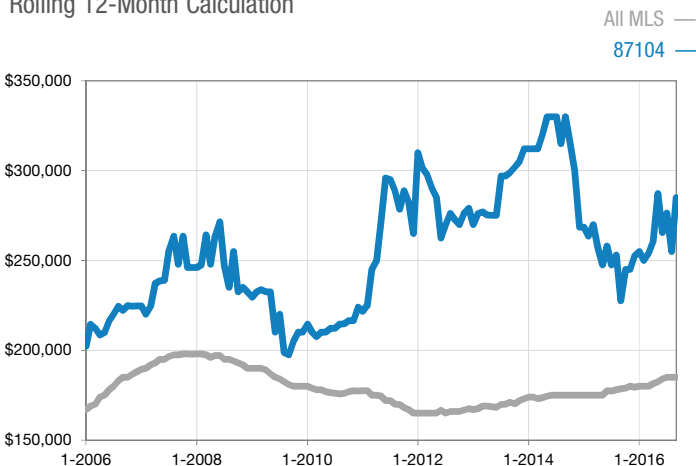
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	17	12	- 29.4%	72	66	- 8.3%
Pending Sales	9	9	0.0%	38	49	+ 28.9%
Closed Sales	8	3	- 62.5%	40	49	+ 22.5%
Days on Market Until Sale	81	37	- 54.3%	46	25	- 45.7%
Median Sales Price*	\$170,774	\$205,000	+ 20.0%	\$195,982	\$190,500	- 2.8%
Average Sales Price*	\$168,775	\$273,335	+ 62.0%	\$194,555	\$194,621	+ 0.0%
Percent of List Price Received*	96.4%	97.7%	+ 1.3%	98.7%	99.9%	+ 1.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	4.2	1.8	- 57.1%	--	--	--

* 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.

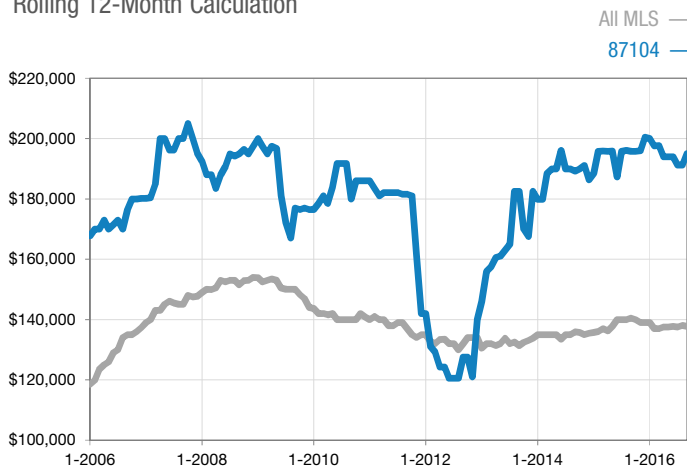
Median Sales Price - Single-Family Detached

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.