

Local Market Update for October 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	23	23	0.0%	272	279	+ 2.6%
Pending Sales	11	22	+ 100.0%	159	197	+ 23.9%
Closed Sales	14	21	+ 50.0%	154	192	+ 24.7%
Days on Market Until Sale	50	49	- 2.0%	60	54	- 10.0%
Median Sales Price*	\$223,000	\$150,000	- 32.7%	\$200,000	\$179,000	- 10.5%
Average Sales Price*	\$221,964	\$175,667	- 20.9%	\$198,150	\$182,334	- 8.0%
Percent of List Price Received*	96.9%	97.7%	+ 0.8%	96.9%	96.8%	- 0.1%
Inventory of Homes for Sale	84	49	- 41.7%	--	--	--
Months Supply of Inventory	5.3	2.6	- 50.9%	--	--	--

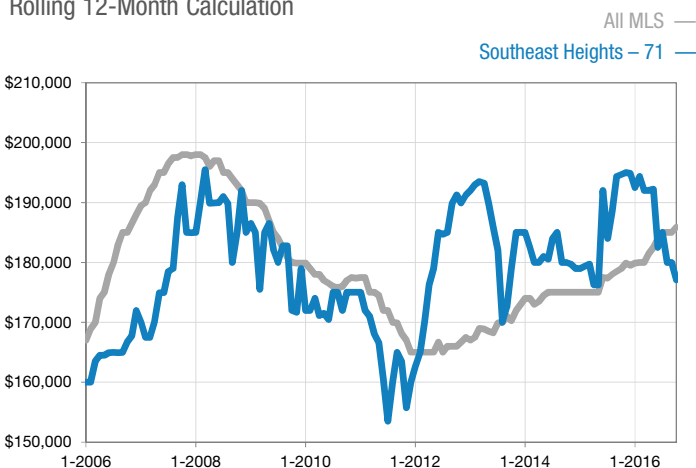
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	5	19	+ 280.0%	46	79	+ 71.7%
Pending Sales	2	3	+ 50.0%	23	27	+ 17.4%
Closed Sales	1	3	+ 200.0%	19	25	+ 31.6%
Days on Market Until Sale	78	51	- 34.6%	32	66	+ 106.3%
Median Sales Price*	\$195,000	\$88,000	- 54.9%	\$132,500	\$98,900	- 25.4%
Average Sales Price*	\$195,000	\$68,000	- 65.1%	\$105,811	\$104,478	- 1.3%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	95.0%	97.9%	+ 3.1%
Inventory of Homes for Sale	12	30	+ 150.0%	--	--	--
Months Supply of Inventory	5.5	12.4	+ 125.5%	--	--	--

* 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.

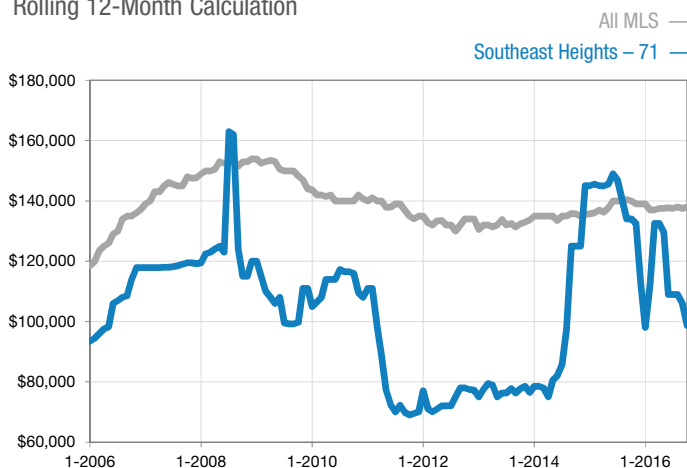
Median Sales Price - Single-Family Detached

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.