Local Market Update for October 2016

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

gaar

Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached

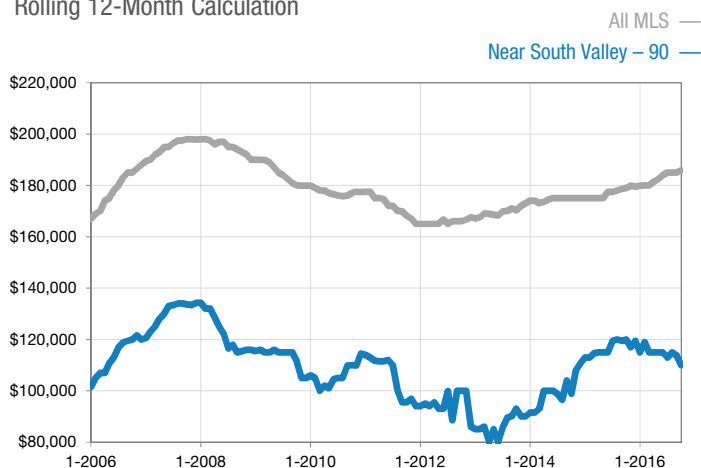| Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	15	30	+ 100.0%	201	226	+ 12.4%
Pending Sales	12	18	+ 50.0%	121	129	+ 6.6%
Closed Sales	13	12	- 7.7%	111	111	0.0%
Days on Market Until Sale	95	63	- 33.7%	74	60	- 18.9%
Median Sales Price*	$122,000	$90,250	- 26.0%	$120,000	$110,000	- 8.3%
Average Sales Price*	$116,954	$111,867	- 4.3%	$121,005	$120,724	- 0.2%
Percent of List Price Received*	101.5%	94.1%	- 7.3%	95.9%	96.7%	+ 0.8%
Inventory of Homes for Sale	62	72	+ 16.1%	--	--	--
Months Supply of Inventory	5.6	6.1	+ 8.9%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	0	0	0.0%	7	4	- 42.9%
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	40	--	--	79	52	- 34.2%
Median Sales Price*	$74,950	--	--	$61,500	$70,000	+ 13.8%
Average Sales Price*	$74,950	--	--	$58,600	$70,000	+ 19.5%
Percent of List Price Received*	98.3%	--	--	88.5%	97.5%	+ 10.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.
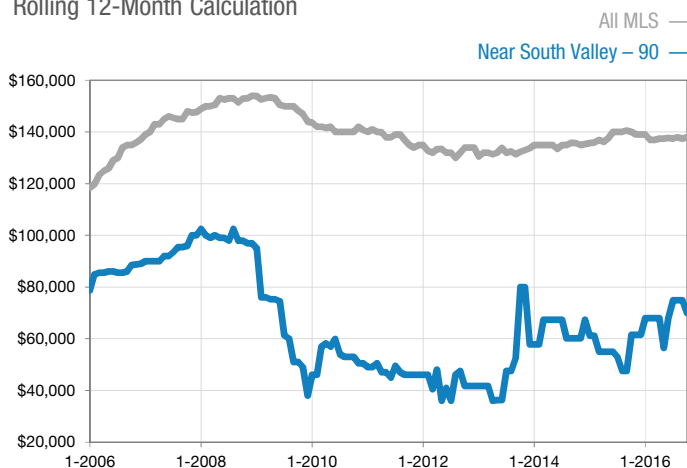
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Near South Valley – 90 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Near South Valley – 90 —

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.