

Local Market Update for October 2016

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	35	37	+ 5.7%	390	395	+ 1.3%
Pending Sales	16	28	+ 75.0%	205	255	+ 24.4%
Closed Sales	18	25	+ 38.9%	197	246	+ 24.9%
Days on Market Until Sale	32	62	+ 93.8%	57	58	+ 1.8%
Median Sales Price*	\$197,500	\$145,000	- 26.6%	\$165,000	\$155,500	- 5.8%
Average Sales Price*	\$201,628	\$171,720	- 14.8%	\$181,075	\$178,095	- 1.6%
Percent of List Price Received*	95.9%	97.6%	+ 1.8%	96.4%	96.6%	+ 0.2%
Inventory of Homes for Sale	121	88	- 27.3%	--	--	--
Months Supply of Inventory	6.3	3.6	- 42.9%	--	--	--

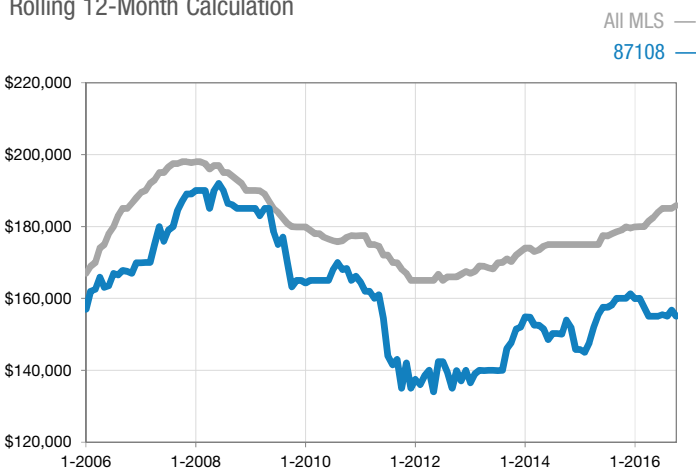
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	2	8	+ 300.0%	29	54	+ 86.2%
Pending Sales	1	6	+ 500.0%	11	24	+ 118.2%
Closed Sales	0	3	--	8	17	+ 112.5%
Days on Market Until Sale	--	70	--	32	65	+ 103.1%
Median Sales Price*	--	\$30,500	--	\$45,250	\$79,500	+ 75.7%
Average Sales Price*	--	\$100,500	--	\$53,938	\$134,986	+ 150.3%
Percent of List Price Received*	--	93.0%	--	91.5%	95.6%	+ 4.5%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	4.7	8.5	+ 80.9%	--	--	--

* 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.

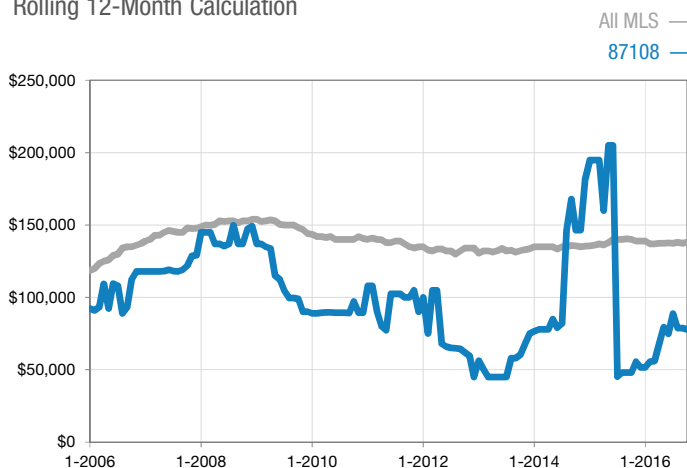
Median Sales Price - Single-Family Detached

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.