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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	61	55	- 9.8%	639	676	+ 5.8%
Pending Sales	39	46	+ 17.9%	467	491	+ 5.1%
Closed Sales	41	32	- 22.0%	437	453	+ 3.7%
Days on Market Until Sale	53	37	- 30.2%	53	49	- 7.5%
Median Sales Price*	$159,000	$194,000	+ 22.0%	$160,000	$175,000	+ 9.4%
Average Sales Price*	$179,905	$198,392	+ 10.3%	$178,065	$201,062	+ 12.9%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	160	138	- 13.8%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--

* 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.
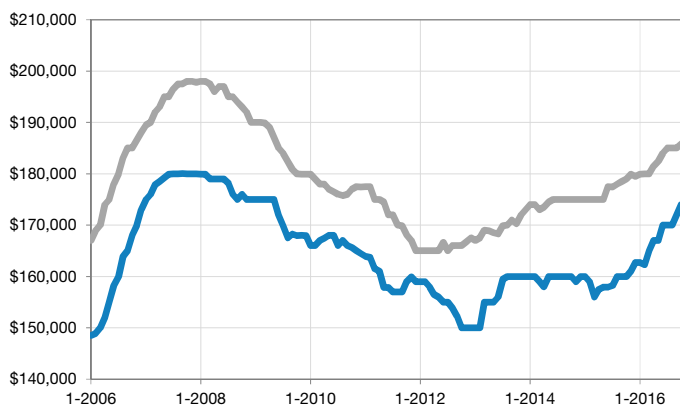
Single-Family Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	9	4	- 55.6%	82	82	0.0%
Pending Sales	6	1	- 83.3%	47	61	+ 29.8%
Closed Sales	1	9	+ 800.0%	43	63	+ 46.5%
Days on Market Until Sale	9	59	+ 555.6%	70	48	- 31.4%
Median Sales Price*	$182,000	$139,500	- 23.4%	$142,500	$137,000	- 3.9%
Average Sales Price*	$182,000	$151,211	- 16.9%	$142,462	$138,312	- 2.9%
Percent of List Price Received*	98.4%	96.7%	- 1.7%	96.5%	96.2%	- 0.3%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	6.4	2.3	- 64.1%	--	--	--

* 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
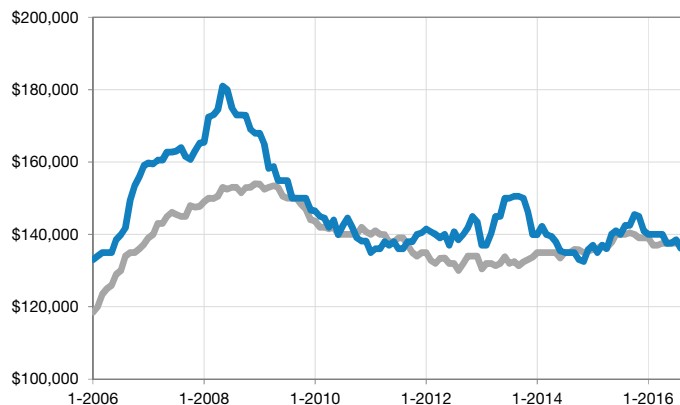Rolling 12-Month Calculation

All MLS —
87112 —

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

All MLS —
87112 —

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.