Local Market Update for October 2016

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

gaar

South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached

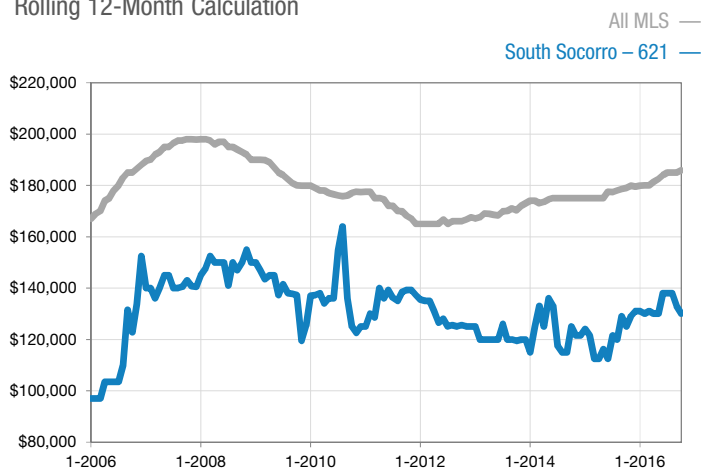| Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	5	11	+ 120.0%	85	122	+ 43.5%
Pending Sales	0	0	0.0%	39	40	+ 2.6%
Closed Sales	5	3	- 40.0%	34	41	+ 20.6%
Days on Market Until Sale	87	127	+ 46.0%	136	112	- 17.6%
Median Sales Price*	$138,000	$122,000	- 11.6%	$130,000	$127,500	- 1.9%
Average Sales Price*	$143,700	$131,583	- 8.4%	$135,652	$129,002	- 4.9%
Percent of List Price Received*	96.4%	92.4%	- 4.1%	92.0%	93.9%	+ 2.1%
Inventory of Homes for Sale	67	92	+ 37.3%	--	--	--
Months Supply of Inventory	14.7	18.4	+ 25.2%	--	--	--

* 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%	4	7	+ 75.0%
Pending Sales	0	0	0.0%	1	7	+ 600.0%
Closed Sales	0	0	0.0%	2	7	+ 250.0%
Days on Market Until Sale	--	--	--	25	205	+ 720.0%
Median Sales Price*	--	--	--	$115,250	$115,000	- 0.2%
Average Sales Price*	--	--	--	$115,250	$115,643	+ 0.3%
Percent of List Price Received*	--	--	--	94.4%	96.6%	+ 2.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	4.0	2.1	- 47.5%	--	--	--

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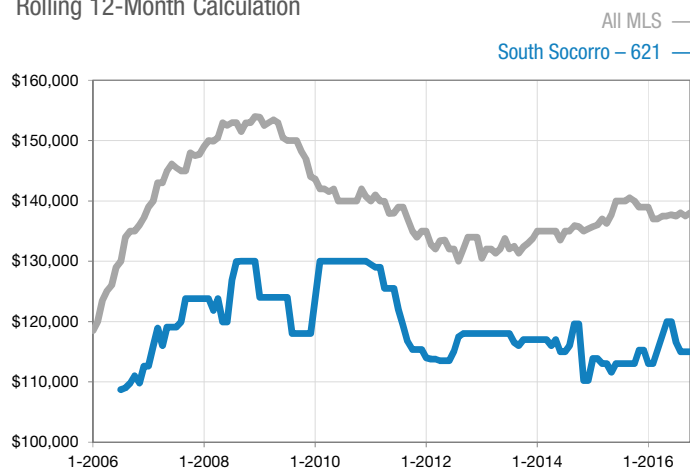
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
South Socorro – 621 —

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

All MLS —
South Socorro – 621 —

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.