

Local Market Update for October 2016

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



87120

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	116	110	- 5.2%	1,247	1,226	- 1.7%
Pending Sales	78	76	- 2.6%	780	851	+ 9.1%
Closed Sales	76	65	- 14.5%	737	805	+ 9.2%
Days on Market Until Sale	43	49	+ 14.0%	61	52	- 14.8%
Median Sales Price*	\$180,720	\$184,000	+ 1.8%	\$180,000	\$194,000	+ 7.8%
Average Sales Price*	\$206,161	\$218,909	+ 6.2%	\$208,580	\$221,999	+ 6.4%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	344	272	- 20.9%	--	--	--
Months Supply of Inventory	4.7	3.4	- 27.7%	--	--	--

* 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.

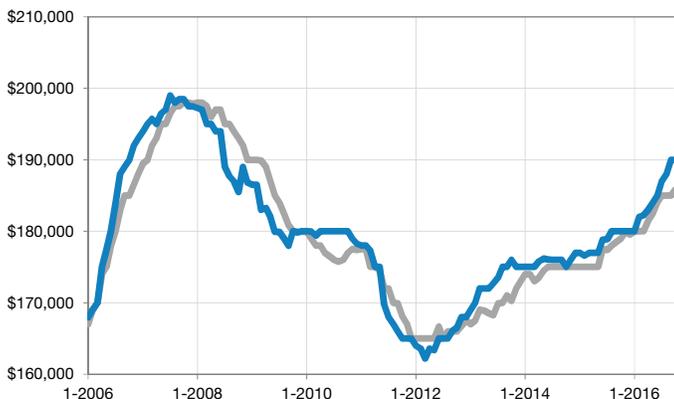
Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	14	11	- 21.4%	172	161	- 6.4%
Pending Sales	16	13	- 18.8%	113	118	+ 4.4%
Closed Sales	14	7	- 50.0%	102	114	+ 11.8%
Days on Market Until Sale	60	48	- 20.0%	64	48	- 25.0%
Median Sales Price*	\$130,950	\$138,000	+ 5.4%	\$126,000	\$127,450	+ 1.2%
Average Sales Price*	\$148,196	\$151,219	+ 2.0%	\$153,566	\$144,799	- 5.7%
Percent of List Price Received*	97.3%	93.3%	- 4.1%	97.0%	98.1%	+ 1.1%
Inventory of Homes for Sale	51	36	- 29.4%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--

* 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

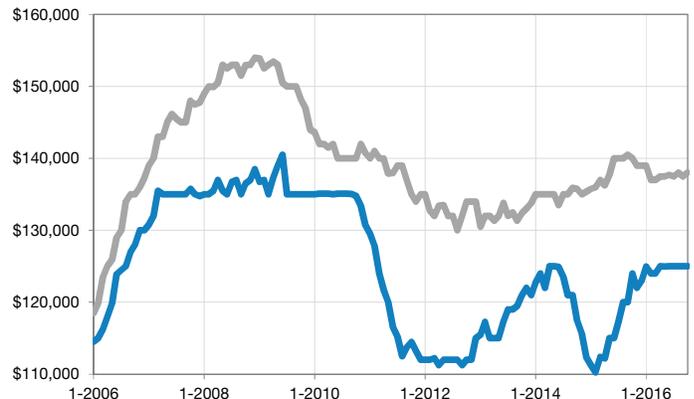
All MLS —
87120 —



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
87120 —



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.