

Local Market Update for October 2016

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



87002

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|----------|-----------|----------------|--------------|--------------|----------------|
| | 2015 | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 19 | 19 | 0.0% | 290 | 242 | - 16.6% |
| Pending Sales | 16 | 14 | - 12.5% | 148 | 133 | - 10.1% |
| Closed Sales | 13 | 9 | - 30.8% | 135 | 129 | - 4.4% |
| Days on Market Until Sale | 89 | 56 | - 37.1% | 94 | 106 | + 12.8% |
| Median Sales Price* | \$89,950 | \$100,000 | + 11.2% | \$89,000 | \$114,500 | + 28.7% |
| Average Sales Price* | \$90,688 | \$100,433 | + 10.7% | \$107,020 | \$123,195 | + 15.1% |
| Percent of List Price Received* | 96.8% | 95.1% | - 1.8% | 95.1% | 96.5% | + 1.5% |
| Inventory of Homes for Sale | 138 | 101 | - 26.8% | -- | -- | -- |
| Months Supply of Inventory | 9.6 | 7.5 | - 21.9% | -- | -- | -- |

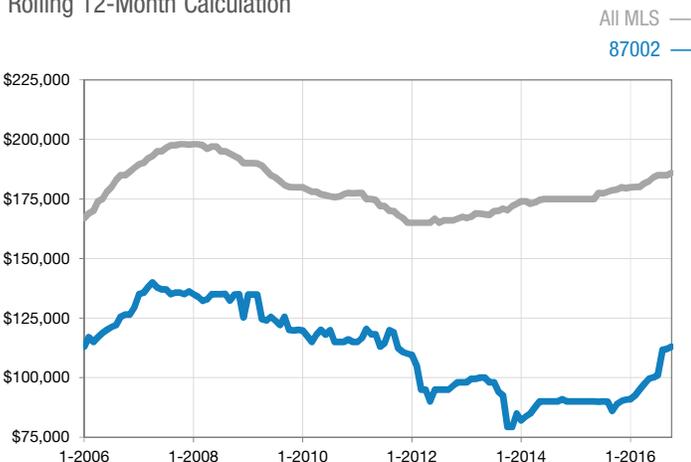
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|----------|----------------|--------------|--------------|----------------|
| | 2015 | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 1 | 2 | + 100.0% | 20 | 25 | + 25.0% |
| Pending Sales | 0 | 0 | 0.0% | 13 | 12 | - 7.7% |
| Closed Sales | 3 | 4 | + 33.3% | 13 | 14 | + 7.7% |
| Days on Market Until Sale | 176 | 22 | - 87.5% | 189 | 74 | - 60.8% |
| Median Sales Price* | \$84,900 | \$89,500 | + 5.4% | \$85,000 | \$83,500 | - 1.8% |
| Average Sales Price* | \$209,900 | \$83,475 | - 60.2% | \$114,200 | \$81,478 | - 28.7% |
| Percent of List Price Received* | 97.6% | 99.3% | + 1.7% | 95.3% | 97.5% | + 2.3% |
| Inventory of Homes for Sale | 10 | 9 | - 10.0% | -- | -- | -- |
| Months Supply of Inventory | 6.2 | 4.5 | - 27.4% | -- | -- | -- |

* 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.

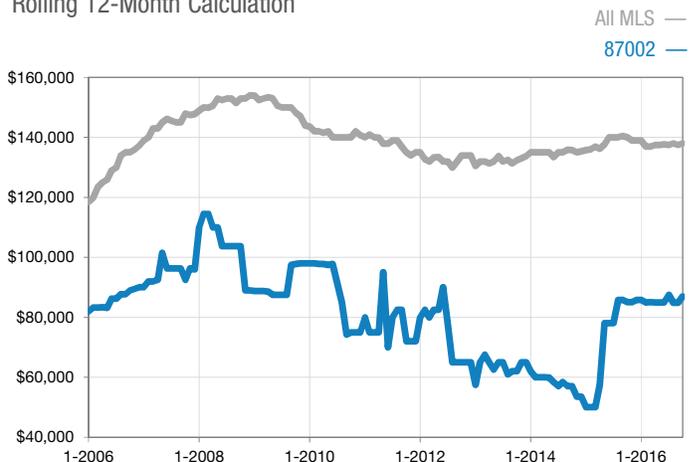
Median Sales Price - Single-Family Detached

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.