

# Local Market Update for October 2016

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	33	20	- 39.4%	323	289	- 10.5%
Pending Sales	8	14	+ 75.0%	152	172	+ 13.2%
Closed Sales	17	9	- 47.1%	146	166	+ 13.7%
Days on Market Until Sale	56	54	- 3.6%	58	60	+ 3.4%
Median Sales Price*	\$195,000	<b>\$228,000</b>	+ 16.9%	\$204,000	<b>\$215,000</b>	+ 5.4%
Average Sales Price*	\$207,288	<b>\$229,667</b>	+ 10.8%	\$221,253	<b>\$222,329</b>	+ 0.5%
Percent of List Price Received*	96.4%	<b>95.4%</b>	- 1.0%	96.2%	<b>97.1%</b>	+ 0.9%
Inventory of Homes for Sale	95	63	- 33.7%	--	--	--
Months Supply of Inventory	6.8	3.9	- 42.6%	--	--	--

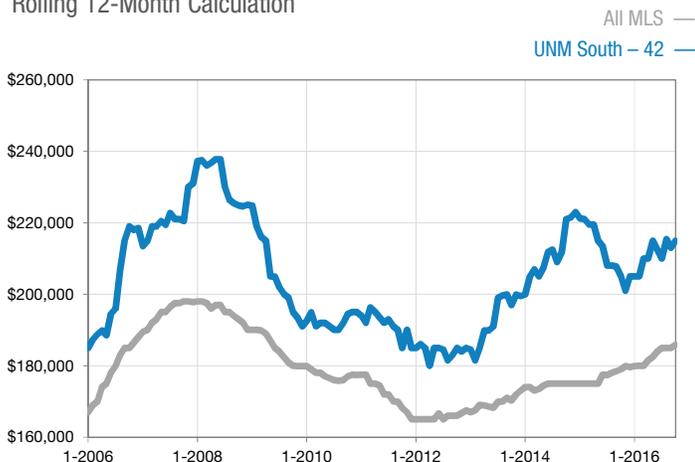
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	2	5	+ 150.0%	25	34	+ 36.0%
Pending Sales	2	2	0.0%	14	18	+ 28.6%
Closed Sales	2	1	- 50.0%	13	15	+ 15.4%
Days on Market Until Sale	120	96	- 20.0%	57	65	+ 14.0%
Median Sales Price*	\$31,250	<b>\$245,000</b>	+ 684.0%	\$135,000	<b>\$78,000</b>	- 42.2%
Average Sales Price*	\$31,250	<b>\$245,000</b>	+ 684.0%	\$130,231	<b>\$137,700</b>	+ 5.7%
Percent of List Price Received*	91.8%	<b>91.6%</b>	- 0.2%	92.4%	<b>93.8%</b>	+ 1.5%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	1.9	5.8	+ 205.3%	--	--	--

\* 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.

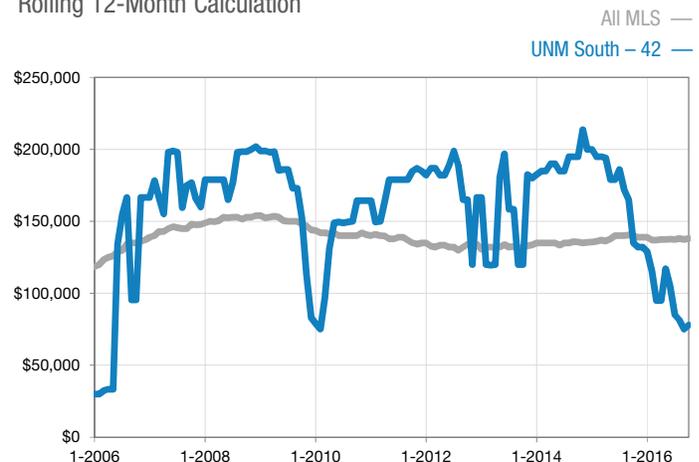
### Median Sales Price - Single-Family Detached

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.