

Local Market Update for October 2016

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



87004

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	18	19	+ 5.6%	163	164	+ 0.6%
Pending Sales	9	18	+ 100.0%	96	84	- 12.5%
Closed Sales	7	8	+ 14.3%	88	75	- 14.8%
Days on Market Until Sale	45	65	+ 44.4%	73	67	- 8.2%
Median Sales Price*	\$193,851	\$223,390	+ 15.2%	\$234,750	\$231,500	- 1.4%
Average Sales Price*	\$168,836	\$234,496	+ 38.9%	\$260,903	\$236,514	- 9.3%
Percent of List Price Received*	97.6%	97.1%	- 0.5%	96.9%	96.3%	- 0.6%
Inventory of Homes for Sale	52	53	+ 1.9%	--	--	--
Months Supply of Inventory	5.8	6.6	+ 13.8%	--	--	--

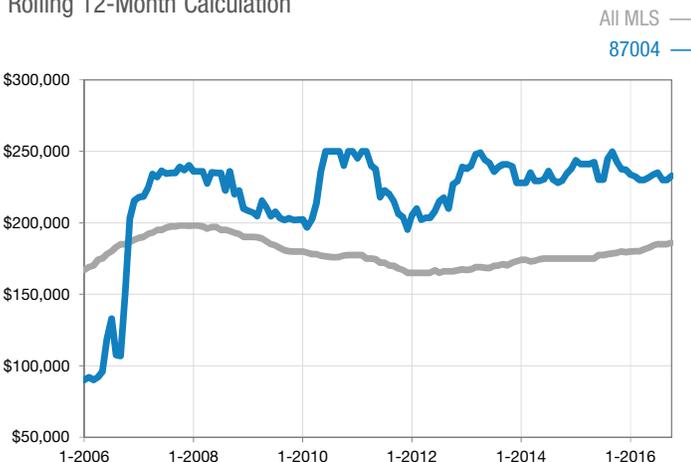
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	0	1	--	3	7	+ 133.3%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	11	--	--	39	89	+ 128.2%
Median Sales Price*	\$61,500	--	--	\$75,250	\$75,000	- 0.3%
Average Sales Price*	\$61,500	--	--	\$76,375	\$68,667	- 10.1%
Percent of List Price Received*	92.5%	--	--	93.9%	95.1%	+ 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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.

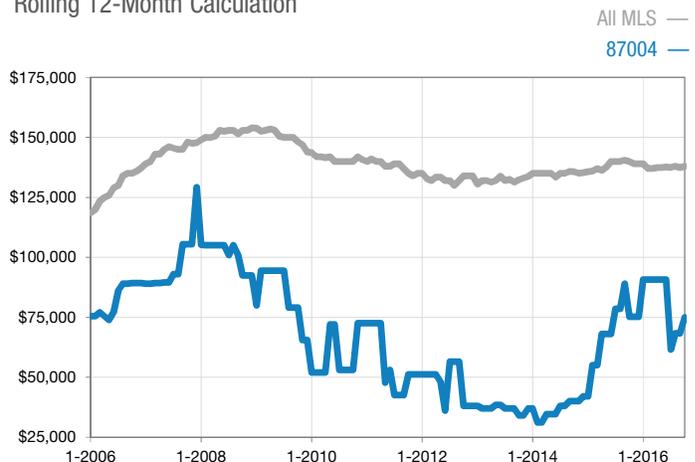
Median Sales Price - Single-Family Detached

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.