

Local Market Update for October 2016

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



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Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	73	74	+ 1.4%	935	992	+ 6.1%
Pending Sales	51	67	+ 31.4%	632	633	+ 0.2%
Closed Sales	60	56	- 6.7%	610	600	- 1.6%
Days on Market Until Sale	48	55	+ 14.6%	54	45	- 16.7%
Median Sales Price*	\$250,000	\$258,300	+ 3.3%	\$264,500	\$270,000	+ 2.1%
Average Sales Price*	\$312,009	\$309,103	- 0.9%	\$310,452	\$321,627	+ 3.6%
Percent of List Price Received*	96.5%	96.7%	+ 0.2%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	225	222	- 1.3%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--

* 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.

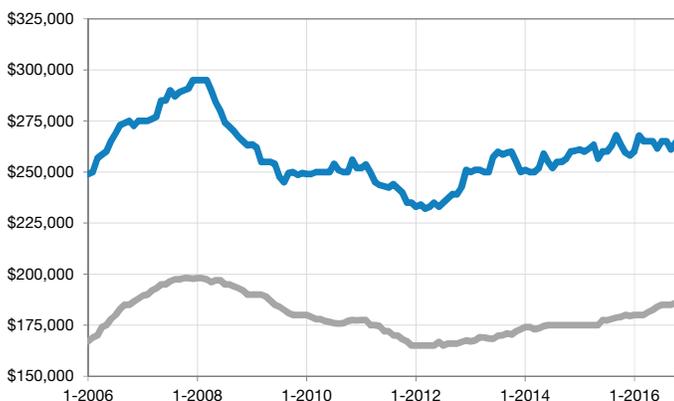
Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	21	19	- 9.5%	181	216	+ 19.3%
Pending Sales	11	19	+ 72.7%	129	139	+ 7.8%
Closed Sales	6	10	+ 66.7%	118	125	+ 5.9%
Days on Market Until Sale	103	25	- 75.7%	57	49	- 14.0%
Median Sales Price*	\$155,000	\$152,750	- 1.5%	\$166,000	\$172,000	+ 3.6%
Average Sales Price*	\$173,150	\$141,310	- 18.4%	\$173,337	\$177,379	+ 2.3%
Percent of List Price Received*	96.5%	97.7%	+ 1.2%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

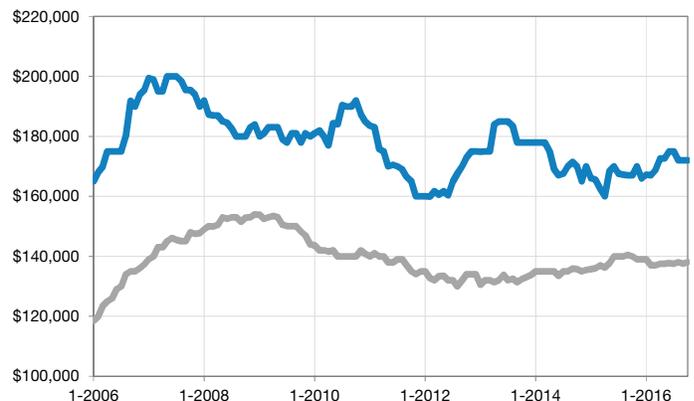
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.