

Local Market Update for October 2016

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	45	44	- 2.2%	395	469	+ 18.7%
Pending Sales	25	31	+ 24.0%	264	317	+ 20.1%
Closed Sales	25	19	- 24.0%	254	315	+ 24.0%
Days on Market Until Sale	41	37	- 9.8%	58	41	- 29.3%
Median Sales Price*	\$141,000	\$152,500	+ 8.2%	\$160,750	\$160,000	- 0.5%
Average Sales Price*	\$156,014	\$157,921	+ 1.2%	\$167,515	\$171,561	+ 2.4%
Percent of List Price Received*	95.8%	96.5%	+ 0.7%	97.2%	98.1%	+ 0.9%
Inventory of Homes for Sale	102	98	- 3.9%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

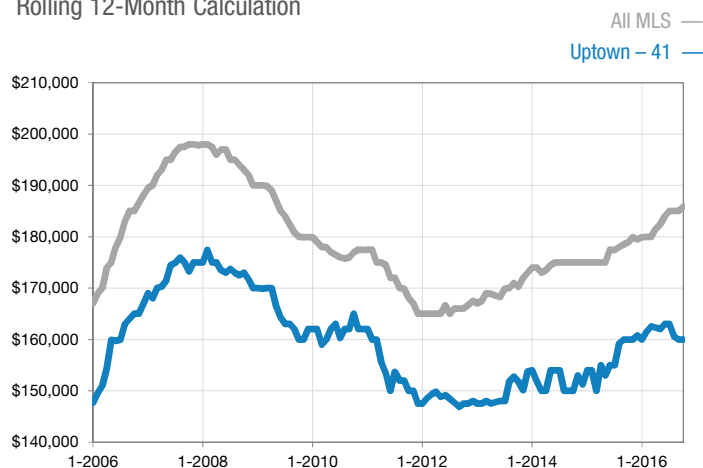
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	5	2	- 60.0%	60	52	- 13.3%
Pending Sales	3	4	+ 33.3%	33	40	+ 21.2%
Closed Sales	1	4	+ 300.0%	29	36	+ 24.1%
Days on Market Until Sale	63	147	+ 133.3%	67	79	+ 17.9%
Median Sales Price*	\$62,000	\$80,000	+ 29.0%	\$80,000	\$76,500	- 4.4%
Average Sales Price*	\$62,000	\$100,000	+ 61.3%	\$103,431	\$91,798	- 11.2%
Percent of List Price Received*	91.2%	94.1%	+ 3.2%	95.7%	95.4%	- 0.3%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	7.1	3.2	- 54.9%	--	--	--

* 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.

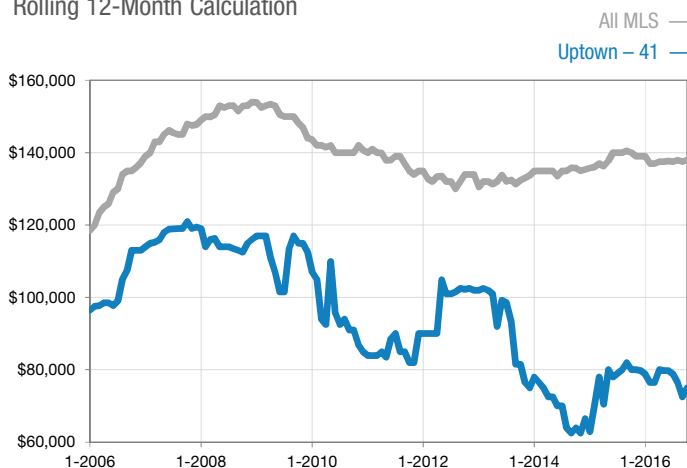
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.