

# Local Market Update for October 2016

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



## 87121

| Single-Family Detached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2015      | 2016             | Percent Change | Thru 10-2015 | Thru 10-2016     | Percent Change |
| New Listings                    | 94        | 70               | - 25.5%        | 996          | 951              | - 4.5%         |
| Pending Sales                   | 69        | 76               | + 10.1%        | 729          | 748              | + 2.6%         |
| Closed Sales                    | 76        | 56               | - 26.3%        | 707          | 704              | - 0.4%         |
| Days on Market Until Sale       | 35        | 40               | + 14.3%        | 49           | 40               | - 18.4%        |
| Median Sales Price*             | \$130,000 | <b>\$133,000</b> | + 2.3%         | \$125,000    | <b>\$133,900</b> | + 7.1%         |
| Average Sales Price*            | \$130,887 | <b>\$126,994</b> | - 3.0%         | \$124,773    | <b>\$133,278</b> | + 6.8%         |
| Percent of List Price Received* | 100.4%    | <b>99.0%</b>     | - 1.4%         | 98.8%        | <b>98.6%</b>     | - 0.2%         |
| Inventory of Homes for Sale     | 234       | 143              | - 38.9%        | --           | --               | --             |
| Months Supply of Inventory      | 3.4       | 2.0              | - 41.2%        | --           | --               | --             |

\* 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.

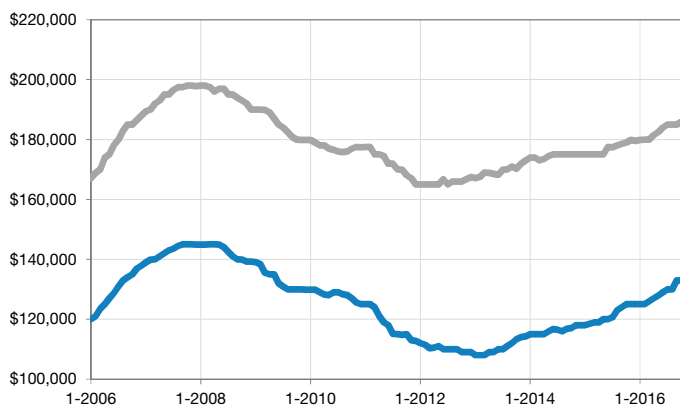
| Single-Family Attached          | October  |      |                | Year to Date |                 |                |
|---------------------------------|----------|------|----------------|--------------|-----------------|----------------|
| Key Metrics                     | 2015     | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016    | Percent Change |
| New Listings                    | 3        | 1    | - 66.7%        | 22           | 17              | - 22.7%        |
| Pending Sales                   | 0        | 1    | --             | 9            | 11              | + 22.2%        |
| Closed Sales                    | 2        | 0    | - 100.0%       | 10           | 11              | + 10.0%        |
| Days on Market Until Sale       | 44       | --   | --             | 69           | 70              | + 1.4%         |
| Median Sales Price*             | \$87,750 | --   | --             | \$77,500     | <b>\$74,000</b> | - 4.5%         |
| Average Sales Price*            | \$87,750 | --   | --             | \$88,072     | <b>\$87,323</b> | - 0.9%         |
| Percent of List Price Received* | 103.1%   | --   | --             | 96.9%        | <b>96.5%</b>    | - 0.4%         |
| Inventory of Homes for Sale     | 8        | 1    | - 87.5%        | --           | --              | --             |
| Months Supply of Inventory      | 5.3      | 0.7  | - 86.8%        | --           | --              | --             |

\* 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

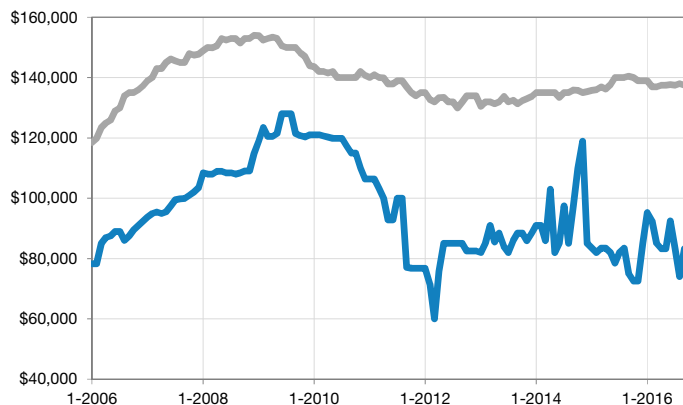
All MLS —  
87121 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87121 —



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.