

Local Market Update for October 2016

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	7	15	+ 114.3%	113	149	+ 31.9%
Pending Sales	8	10	+ 25.0%	73	94	+ 28.8%
Closed Sales	6	7	+ 16.7%	73	82	+ 12.3%
Days on Market Until Sale	79	97	+ 22.8%	67	55	- 17.9%
Median Sales Price*	\$180,713	\$159,000	- 12.0%	\$149,000	\$161,250	+ 8.2%
Average Sales Price*	\$229,321	\$218,889	- 4.5%	\$174,064	\$191,825	+ 10.2%
Percent of List Price Received*	94.1%	102.7%	+ 9.1%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	38	30	- 21.1%	--	--	--
Months Supply of Inventory	5.1	3.5	- 31.4%	--	--	--

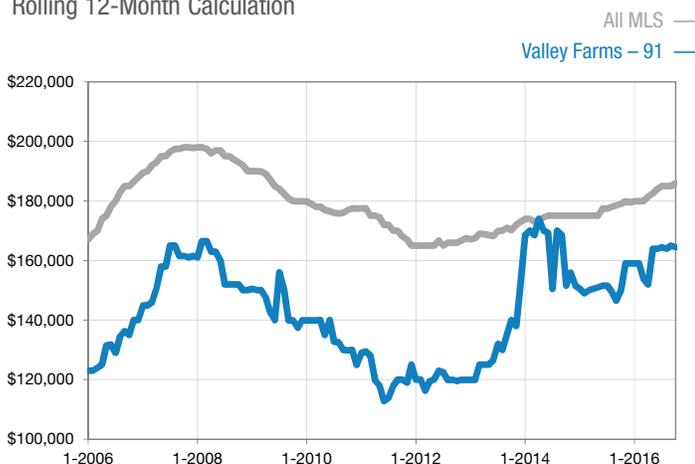
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	1	--
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

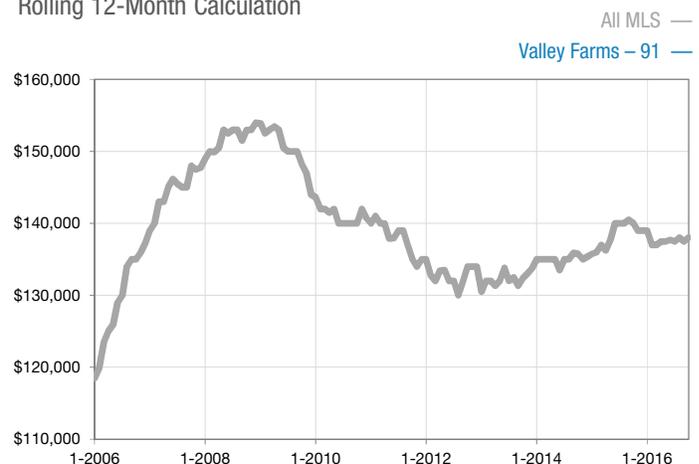
Median Sales Price - Single-Family Detached

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.