

Local Market Update for October 2016

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	14	18	+ 28.6%	164	192	+ 17.1%
Pending Sales	11	15	+ 36.4%	100	127	+ 27.0%
Closed Sales	10	7	- 30.0%	96	114	+ 18.8%
Days on Market Until Sale	33	72	+ 118.2%	59	56	- 5.1%
Median Sales Price*	\$135,000	\$131,000	- 3.0%	\$137,750	\$150,000	+ 8.9%
Average Sales Price*	\$146,390	\$150,786	+ 3.0%	\$143,496	\$159,342	+ 11.0%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	96.2%	96.4%	+ 0.2%
Inventory of Homes for Sale	50	51	+ 2.0%	--	--	--
Months Supply of Inventory	5.2	4.3	- 17.3%	--	--	--

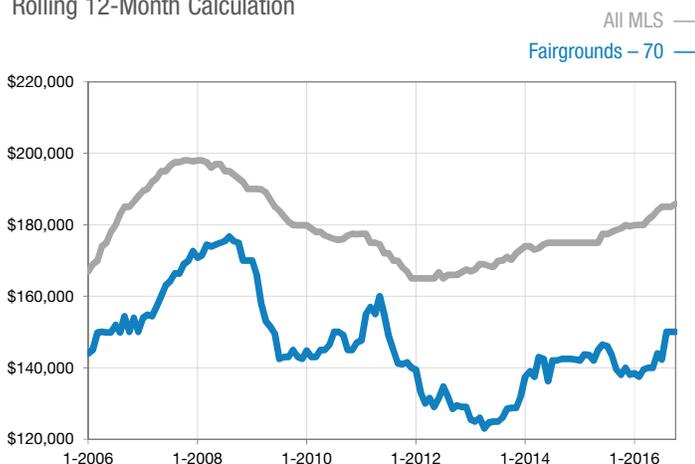
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	4	9	+ 125.0%
Pending Sales	0	3	--	4	4	0.0%
Closed Sales	0	1	--	3	3	0.0%
Days on Market Until Sale	--	113	--	79	88	+ 11.4%
Median Sales Price*	--	\$30,500	--	\$123,000	\$130,900	+ 6.4%
Average Sales Price*	--	\$30,500	--	\$117,000	\$102,133	- 12.7%
Percent of List Price Received*	--	87.4%	--	94.0%	94.8%	+ 0.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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.

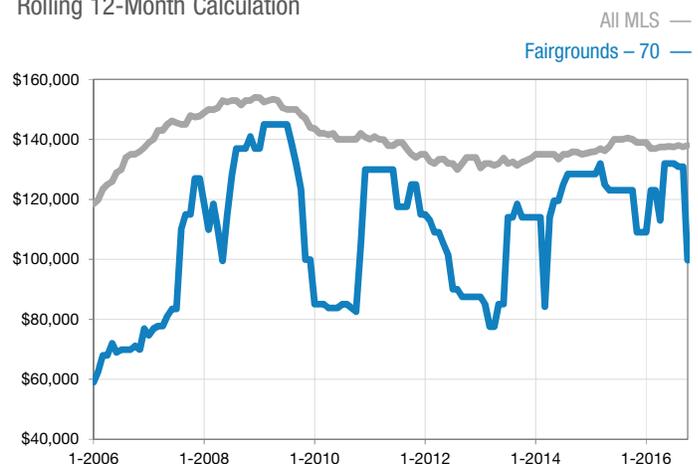
Median Sales Price - Single-Family Detached

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.