

Local Market Update for October 2016

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	18	21	+ 16.7%	247	294	+ 19.0%
Pending Sales	11	12	+ 9.1%	144	190	+ 31.9%
Closed Sales	14	14	0.0%	135	183	+ 35.6%
Days on Market Until Sale	85	32	- 62.4%	58	44	- 24.1%
Median Sales Price*	\$287,200	\$274,150	- 4.5%	\$293,000	\$295,000	+ 0.7%
Average Sales Price*	\$302,964	\$281,414	- 7.1%	\$301,117	\$310,182	+ 3.0%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	96.7%	97.6%	+ 0.9%
Inventory of Homes for Sale	64	60	- 6.3%	--	--	--
Months Supply of Inventory	4.7	3.5	- 25.5%	--	--	--

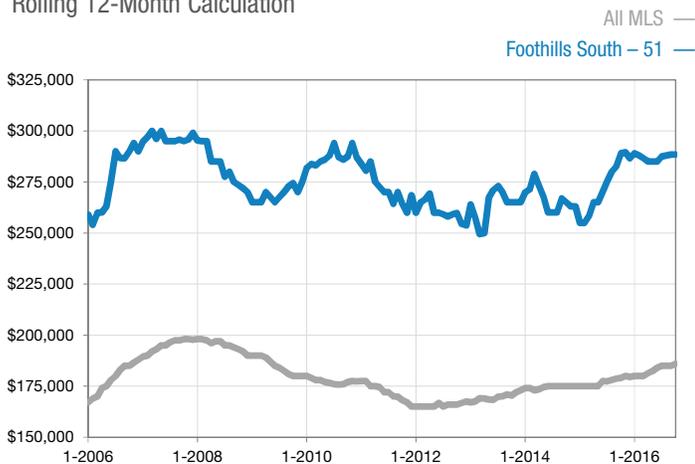
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	6	4	- 33.3%	64	59	- 7.8%
Pending Sales	6	0	- 100.0%	33	36	+ 9.1%
Closed Sales	1	7	+ 600.0%	29	41	+ 41.4%
Days on Market Until Sale	24	47	+ 95.8%	42	46	+ 9.5%
Median Sales Price*	\$135,000	\$139,500	+ 3.3%	\$150,000	\$143,000	- 4.7%
Average Sales Price*	\$135,000	\$151,057	+ 11.9%	\$166,786	\$153,583	- 7.9%
Percent of List Price Received*	98.6%	97.3%	- 1.3%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	5.0	2.9	- 42.0%	--	--	--

* 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.

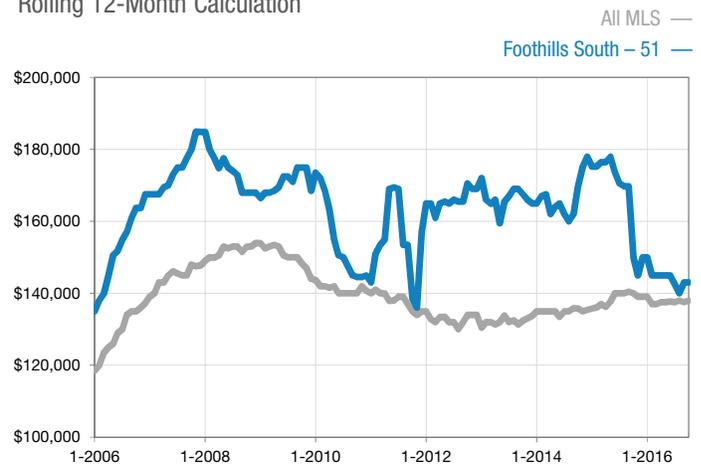
Median Sales Price - Single-Family Detached

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.