Local Market Update for October 2016

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

gaar

87109

Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	34	34	0.0%	419	421	+ 0.5%
Pending Sales	22	27	+ 22.7%	283	298	+ 5.3%
Closed Sales	24	25	+ 4.2%	274	281	+ 2.6%
Days on Market Until Sale	38	49	+ 28.9%	47	46	- 2.1%
Median Sales Price*	$234,750	$229,000	- 2.4%	$225,000	$238,400	+ 6.0%
Average Sales Price*	$257,375	$250,196	- 2.8%	$243,041	$251,275	+ 3.4%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	78	77	- 1.3%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	15	19	+ 26.7%	142	168	+ 18.3%
Pending Sales	8	13	+ 62.5%	96	116	+ 20.8%
Closed Sales	11	13	+ 18.2%	94	106	+ 12.8%
Days on Market Until Sale	62	44	- 29.0%	74	54	- 27.0%
Median Sales Price*	$160,000	$136,900	- 14.4%	$146,200	$145,500	- 0.5%
Average Sales Price*	$129,355	$130,504	+ 0.9%	$137,642	$136,338	- 0.9%
Percent of List Price Received*	96.4%	95.9%	- 0.5%	96.0%	96.3%	+ 0.3%
Inventory of Homes for Sale	45	38	- 15.6%	--	--	--
Months Supply of Inventory	5.0	3.6	- 28.0%	--	--	--

* 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

All MLS —
87109 —
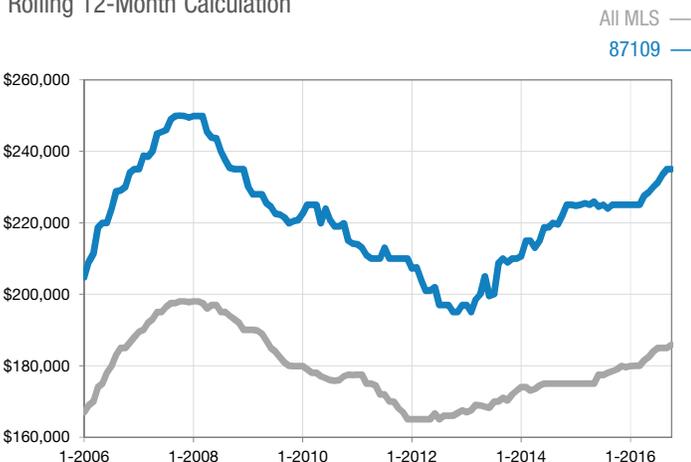
Median Sales Price - Single-Family Attached
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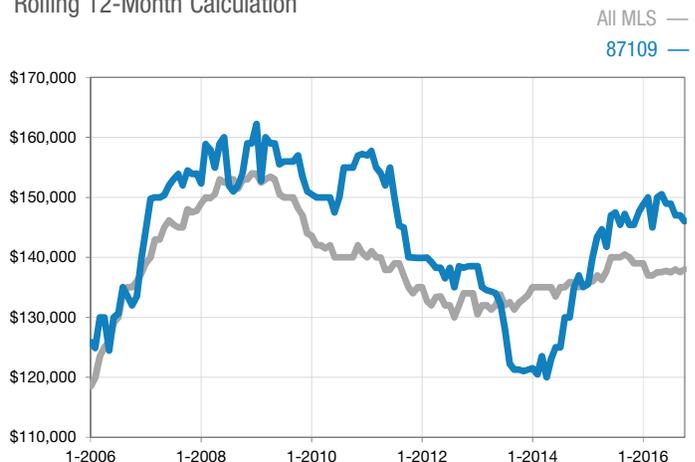
A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.