

Local Market Update for October 2016

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	30	21	- 30.0%	324	312	- 3.7%
Pending Sales	9	11	+ 22.2%	180	185	+ 2.8%
Closed Sales	23	15	- 34.8%	176	182	+ 3.4%
Days on Market Until Sale	57	42	- 26.3%	58	47	- 19.0%
Median Sales Price*	\$210,000	\$262,500	+ 25.0%	\$241,250	\$249,000	+ 3.2%
Average Sales Price*	\$220,609	\$293,753	+ 33.2%	\$246,556	\$258,348	+ 4.8%
Percent of List Price Received*	95.5%	97.5%	+ 2.1%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	91	68	- 25.3%	--	--	--
Months Supply of Inventory	5.2	3.8	- 26.9%	--	--	--

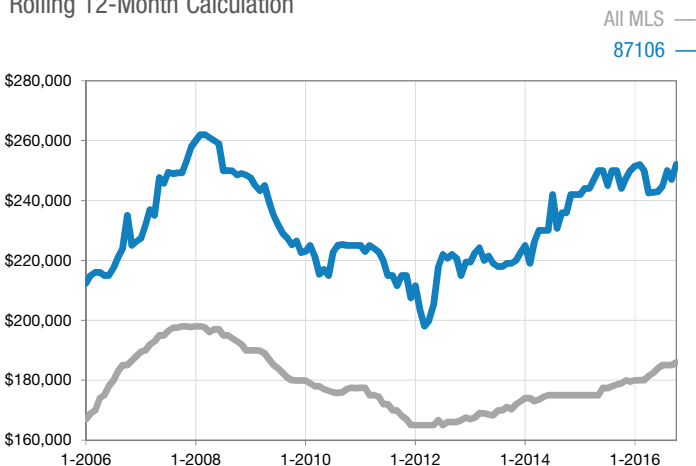
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	44	40	- 9.1%
Pending Sales	3	0	- 100.0%	30	19	- 36.7%
Closed Sales	5	0	- 100.0%	29	20	- 31.0%
Days on Market Until Sale	72	--	--	68	62	- 8.8%
Median Sales Price*	\$221,000	--	--	\$179,000	\$153,500	- 14.2%
Average Sales Price*	\$169,876	--	--	\$178,961	\$173,445	- 3.1%
Percent of List Price Received*	94.4%	--	--	94.0%	94.3%	+ 0.3%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

* 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.

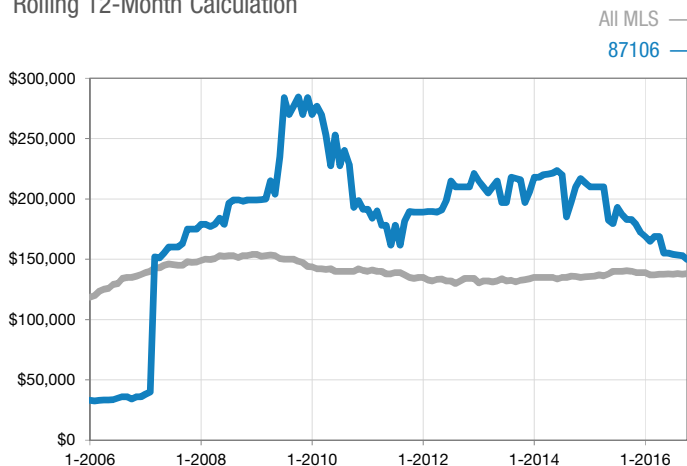
Median Sales Price - Single-Family Detached

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.