

# Local Market Update for October 2016

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	23	<b>23</b>	0.0%	272	<b>279</b>	+ 2.6%
Pending Sales	11	<b>22</b>	+ 100.0%	159	<b>197</b>	+ 23.9%
Closed Sales	14	<b>21</b>	+ 50.0%	154	<b>192</b>	+ 24.7%
Days on Market Until Sale	50	<b>49</b>	- 2.0%	60	<b>54</b>	- 10.0%
Median Sales Price*	\$223,000	<b>\$150,000</b>	- 32.7%	\$200,000	<b>\$179,000</b>	- 10.5%
Average Sales Price*	\$221,964	<b>\$175,667</b>	- 20.9%	\$198,150	<b>\$182,334</b>	- 8.0%
Percent of List Price Received*	96.9%	<b>97.7%</b>	+ 0.8%	96.9%	<b>96.8%</b>	- 0.1%
Inventory of Homes for Sale	84	<b>49</b>	- 41.7%	--	--	--
Months Supply of Inventory	5.3	<b>2.6</b>	- 50.9%	--	--	--

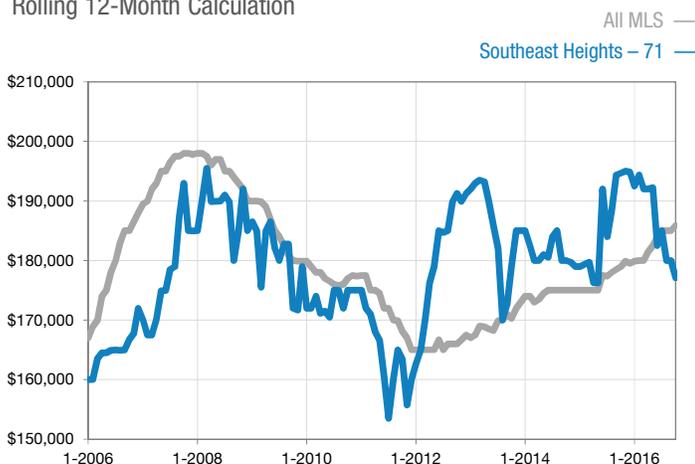
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>19</b>	+ 280.0%	46	<b>79</b>	+ 71.7%
Pending Sales	2	<b>3</b>	+ 50.0%	23	<b>27</b>	+ 17.4%
Closed Sales	1	<b>3</b>	+ 200.0%	19	<b>25</b>	+ 31.6%
Days on Market Until Sale	78	<b>51</b>	- 34.6%	32	<b>66</b>	+ 106.3%
Median Sales Price*	\$195,000	<b>\$88,000</b>	- 54.9%	\$132,500	<b>\$98,900</b>	- 25.4%
Average Sales Price*	\$195,000	<b>\$68,000</b>	- 65.1%	\$105,811	<b>\$104,478</b>	- 1.3%
Percent of List Price Received*	98.0%	<b>98.6%</b>	+ 0.6%	95.0%	<b>97.9%</b>	+ 3.1%
Inventory of Homes for Sale	12	<b>30</b>	+ 150.0%	--	--	--
Months Supply of Inventory	5.5	<b>12.4</b>	+ 125.5%	--	--	--

\* 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.

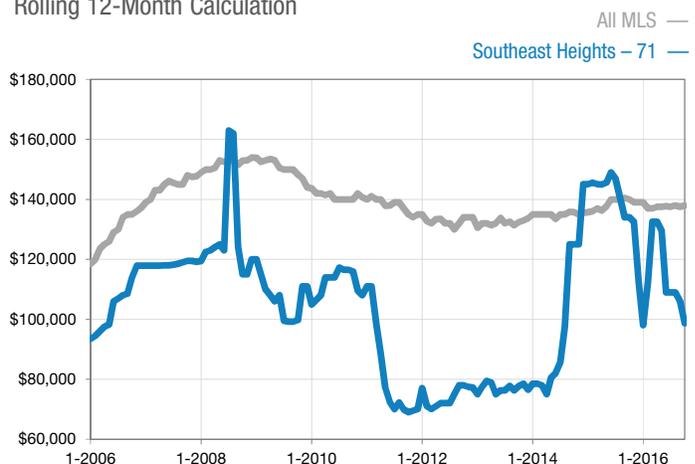
### Median Sales Price - Single-Family Detached

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.