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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	25	30	+ 20.0%	423	400	- 5.4%
Pending Sales	22	27	+ 22.7%	230	225	- 2.2%
Closed Sales	19	16	- 15.8%	210	213	+ 1.4%
Days on Market Until Sale	95	58	- 38.9%	69	61	- 11.6%
Median Sales Price*	$157,500	$197,500	+ 25.4%	$205,000	$200,000	- 2.4%
Average Sales Price*	$251,232	$225,688	- 10.2%	$271,734	$283,227	+ 4.2%
Percent of List Price Received*	95.1%	94.7%	- 0.4%	95.4%	96.4%	+ 1.0%
Inventory of Homes for Sale	141	122	- 13.5%	--	--	--
Months Supply of Inventory	6.7	5.7	- 14.9%	--	--	--

* 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.
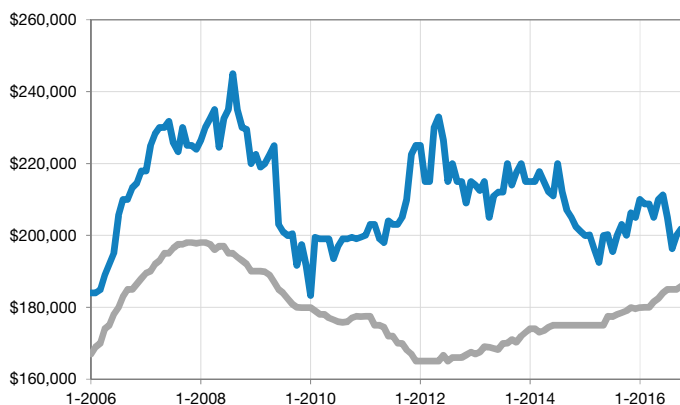
Single-Family Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	4	7	+ 75.0%	74	81	+ 9.5%
Pending Sales	4	6	+ 50.0%	53	54	+ 1.9%
Closed Sales	7	8	+ 14.3%	50	50	0.0%
Days on Market Until Sale	109	67	- 38.5%	60	54	- 10.0%
Median Sales Price*	$133,000	$168,750	+ 26.9%	$142,750	$139,500	- 2.3%
Average Sales Price*	$170,714	$194,688	+ 14.0%	$158,117	$158,850	+ 0.5%
Percent of List Price Received*	97.2%	96.2%	- 1.0%	96.2%	97.1%	+ 0.9%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

* 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
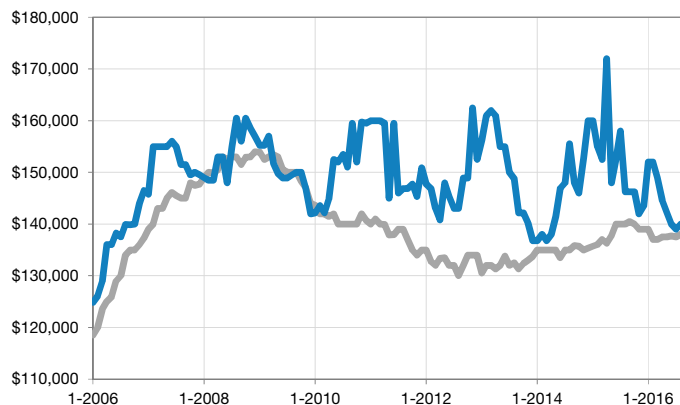Rolling 12-Month Calculation

All MLS —
87107 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
87107 —

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.