Local Market Update for October 2016

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

gaar

North Socorro – 620

La Joya Wildlife Area from Valencia County Line, South to Rio Salado Including Veguita, La Joya, Bernardo and Sabinal

Single-Family Detached

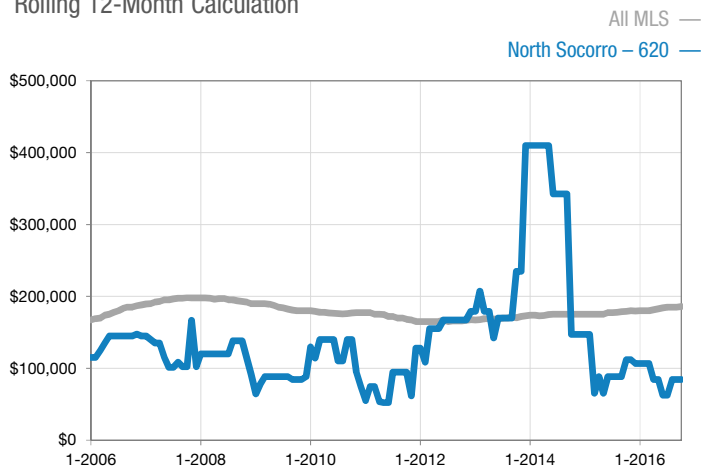| Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	0	**2**	--	9	**14**	+ 55.6%
Pending Sales	2	**1**	- 50.0%	5	**5**	0.0%
Closed Sales	0	**1**	--	3	**5**	+ 66.7%
Days on Market Until Sale	--	**150**	--	94	**132**	+ 40.4%
Median Sales Price*	--	**--**	--	$112,000	**$101,250**	- 9.6%
Average Sales Price*	--	**--**	--	$103,333	**$94,375**	- 8.7%
Percent of List Price Received*	--	**--**	--	90.1%	**96.8%**	+ 7.4%
Inventory of Homes for Sale	4	**11**	+ 175.0%	--	**--**	--
Months Supply of Inventory	2.4	**9.2**	+ 283.3%	--	**--**	--

* 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.

Single-Family Attached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Days on Market Until Sale	--	**--**	--	--	**--**	--
Median Sales Price*	--	**--**	--	--	**--**	--
Average Sales Price*	--	**--**	--	--	**--**	--
Percent of List Price Received*	--	**--**	--	--	**--**	--
Inventory of Homes for Sale	0	**0**	0.0%	--	**--**	--
Months Supply of Inventory	--	**--**	--	--	**--**	--

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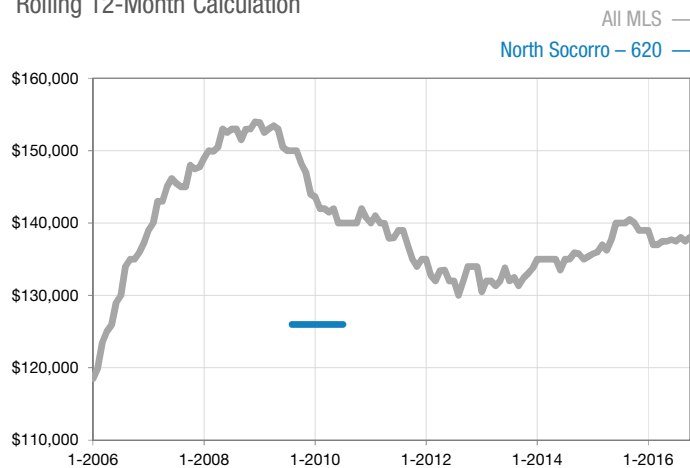
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
North Socorro – 620 —

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

All MLS —
North Socorro – 620 —

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.