# Local Market Update for October 2016

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

**gaar**

# 87113

## Single-Family Detached

| Key Metrics | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2015 | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016 | Percent Change |
| New Listings | 18 | 21 | + 16.7% | 289 | 294 | + 1.7% |
| Pending Sales | 19 | 16 | - 15.8% | 194 | 200 | + 3.1% |
| Closed Sales | 16 | 9 | - 43.8% | 187 | 192 | + 2.7% |
| Days on Market Until Sale | 44 | 33 | - 25.0% | 50 | 44 | - 12.0% |
| Median Sales Price* | $305,000 | $204,000 | - 33.1% | $255,000 | $273,950 | + 7.4% |
| Average Sales Price* | $283,025 | $212,767 | - 24.8% | $274,163 | $295,073 | + 7.6% |
| Percent of List Price Received* | 97.1% | 93.6% | - 3.6% | 97.3% | 97.2% | - 0.1% |
| Inventory of Homes for Sale | 50 | 63 | + 26.0% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.5 | + 25.0% | -- | -- | -- |

* 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.
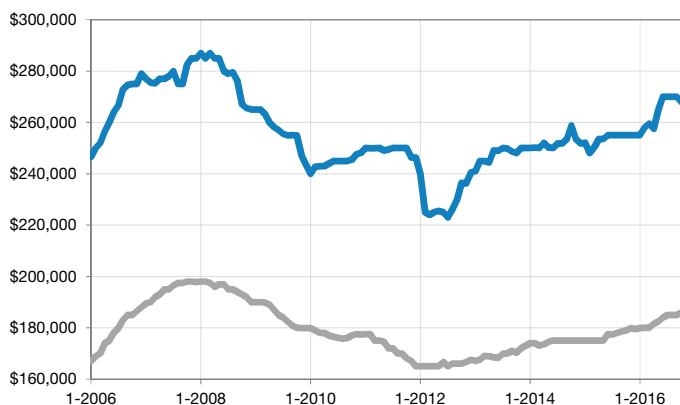
## Single-Family Attached

| Key Metrics | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2015 | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016 | Percent Change |
| New Listings | 7 | 2 | - 71.4% | 33 | 33 | 0.0% |
| Pending Sales | 6 | 1 | - 83.3% | 25 | 24 | - 4.0% |
| Closed Sales | 2 | 2 | 0.0% | 20 | 24 | + 20.0% |
| Days on Market Until Sale | 46 | 26 | - 43.5% | 37 | 50 | + 35.1% |
| Median Sales Price* | $116,000 | $106,679 | - 8.0% | $123,950 | $125,750 | + 1.5% |
| Average Sales Price* | $116,000 | $106,679 | - 8.0% | $135,345 | $124,519 | - 8.0% |
| Percent of List Price Received* | 100.5% | 95.5% | - 5.0% | 97.3% | 97.1% | - 0.2% |
| Inventory of Homes for Sale | 6 | 10 | + 66.7% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 3.9 | + 69.6% | -- | -- | -- |

* 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
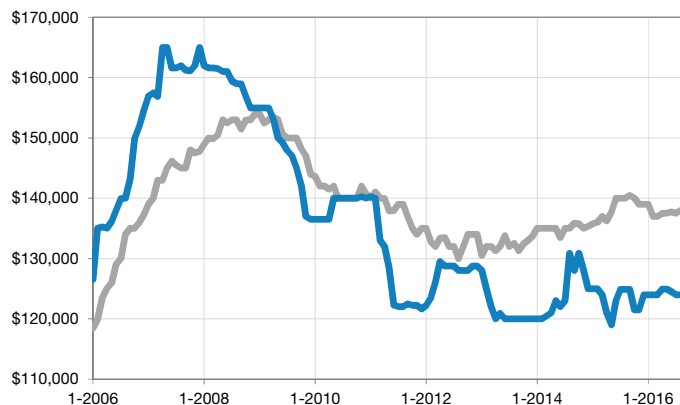Rolling 12-Month Calculation

All MLS —
87113 —



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

All MLS —
87113 —



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.