

Local Market Update for October 2016

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



Los Lunas – 700

South of Bernalillo County Line, East of I-25, West of Rio Grande River, North of Miller Rd

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	22	10	- 54.5%	179	204	+ 14.0%
Pending Sales	5	9	+ 80.0%	104	141	+ 35.6%
Closed Sales	8	12	+ 50.0%	105	130	+ 23.8%
Days on Market Until Sale	74	80	+ 8.1%	94	72	- 23.4%
Median Sales Price*	\$201,000	\$163,250	- 18.8%	\$172,500	\$168,500	- 2.3%
Average Sales Price*	\$224,850	\$209,917	- 6.6%	\$171,264	\$174,925	+ 2.1%
Percent of List Price Received*	99.0%	94.4%	- 4.6%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	84	54	- 35.7%	--	--	--
Months Supply of Inventory	8.5	4.3	- 49.4%	--	--	--

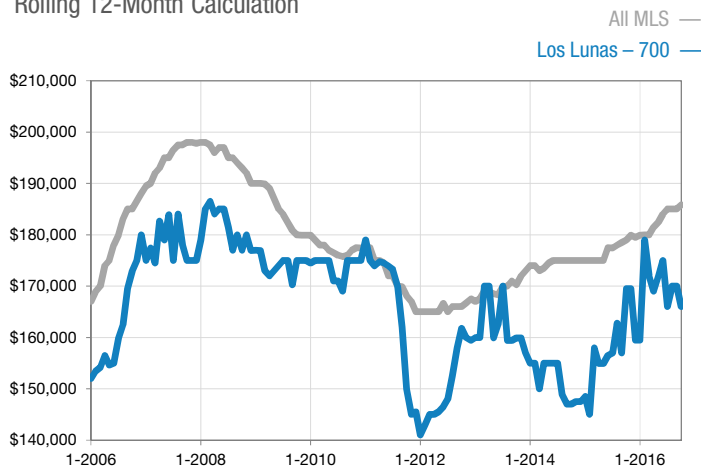
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	3	+ 200.0%	17	24	+ 41.2%
Pending Sales	2	2	0.0%	17	14	- 17.6%
Closed Sales	2	1	- 50.0%	13	12	- 7.7%
Days on Market Until Sale	27	13	- 51.9%	76	52	- 31.6%
Median Sales Price*	\$97,450	\$110,000	+ 12.9%	\$100,000	\$111,000	+ 11.0%
Average Sales Price*	\$97,450	\$110,000	+ 12.9%	\$101,879	\$116,242	+ 14.1%
Percent of List Price Received*	100.0%	95.7%	- 4.3%	96.8%	98.3%	+ 1.5%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.6	5.1	+ 96.2%	--	--	--

* 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.

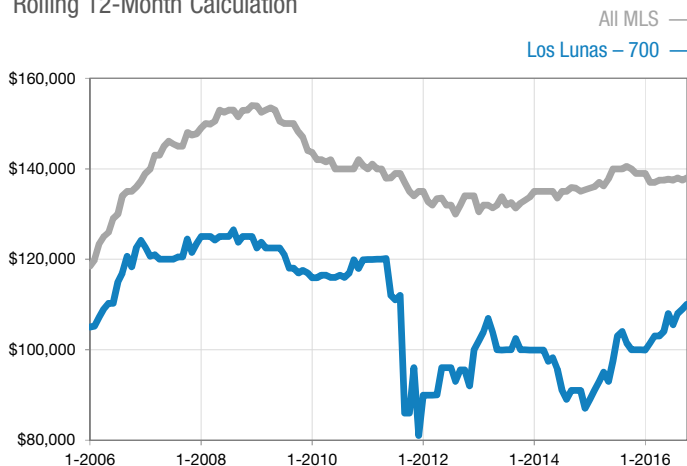
Median Sales Price - Single-Family Detached

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.