

# Local Market Update for October 2016

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



## 87123

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	57	61	+ 7.0%	614	603	- 1.8%
Pending Sales	21	45	+ 114.3%	364	388	+ 6.6%
Closed Sales	28	37	+ 32.1%	348	366	+ 5.2%
Days on Market Until Sale	53	50	- 5.7%	66	54	- 18.2%
Median Sales Price*	\$228,000	\$187,000	- 18.0%	\$208,000	\$202,500	- 2.6%
Average Sales Price*	\$230,698	\$216,359	- 6.2%	\$220,984	\$218,941	- 0.9%
Percent of List Price Received*	97.7%	96.9%	- 0.8%	97.6%	97.3%	- 0.3%
Inventory of Homes for Sale	166	125	- 24.7%	--	--	--
Months Supply of Inventory	4.8	3.4	- 29.2%	--	--	--

\* 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.

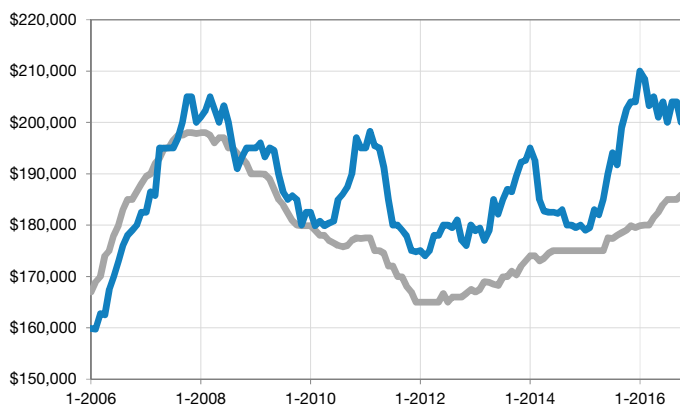
Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	6	17	+ 183.3%	103	142	+ 37.9%
Pending Sales	8	3	- 62.5%	63	70	+ 11.1%
Closed Sales	4	8	+ 100.0%	58	72	+ 24.1%
Days on Market Until Sale	55	47	- 14.5%	41	54	+ 31.7%
Median Sales Price*	\$155,000	\$140,200	- 9.5%	\$155,250	\$148,500	- 4.3%
Average Sales Price*	\$158,750	\$130,050	- 18.1%	\$151,263	\$146,331	- 3.3%
Percent of List Price Received*	98.1%	96.1%	- 2.0%	97.5%	97.9%	+ 0.4%
Inventory of Homes for Sale	23	42	+ 82.6%	--	--	--
Months Supply of Inventory	3.9	6.5	+ 66.7%	--	--	--

\* 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

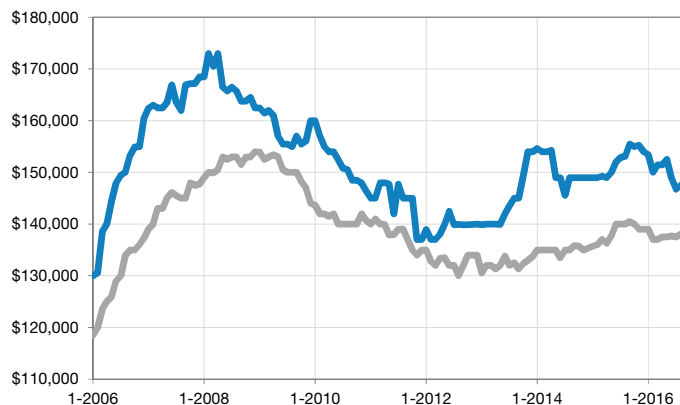
All MLS —  
87123 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87123 —



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.