

Local Market Update for October 2016

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



87104

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	16	14	- 12.5%	194	177	- 8.8%
Pending Sales	11	10	- 9.1%	116	98	- 15.5%
Closed Sales	10	15	+ 50.0%	106	99	- 6.6%
Days on Market Until Sale	53	46	- 13.2%	79	50	- 36.7%
Median Sales Price*	\$286,500	\$331,000	+ 15.5%	\$248,750	\$289,500	+ 16.4%
Average Sales Price*	\$302,800	\$318,053	+ 5.0%	\$296,899	\$301,764	+ 1.6%
Percent of List Price Received*	96.0%	97.9%	+ 2.0%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	53	53	0.0%	--	--	--
Months Supply of Inventory	5.1	5.5	+ 7.8%	--	--	--

* 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		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	78	71	- 9.0%
Pending Sales	7	6	- 14.3%	45	53	+ 17.8%
Closed Sales	7	8	+ 14.3%	47	57	+ 21.3%
Days on Market Until Sale	34	4	- 88.2%	44	22	- 50.0%
Median Sales Price*	\$208,907	\$203,410	- 2.6%	\$196,163	\$194,000	- 1.1%
Average Sales Price*	\$223,298	\$221,704	- 0.7%	\$198,836	\$198,422	- 0.2%
Percent of List Price Received*	98.1%	99.8%	+ 1.7%	98.6%	99.9%	+ 1.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

* 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.

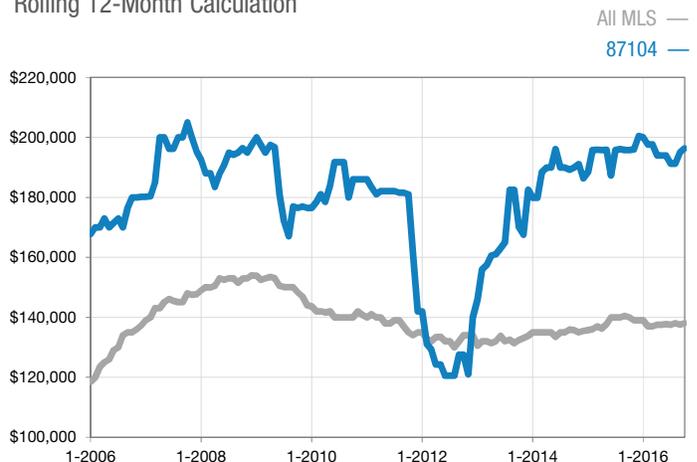
Median Sales Price - Single-Family Detached

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.