

Local Market Update for October 2016

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	55	25	- 54.5%	541	519	- 4.1%
Pending Sales	28	38	+ 35.7%	338	393	+ 16.3%
Closed Sales	32	42	+ 31.3%	318	381	+ 19.8%
Days on Market Until Sale	55	34	- 38.2%	53	50	- 5.7%
Median Sales Price*	\$196,500	\$191,000	- 2.8%	\$204,000	\$202,000	- 1.0%
Average Sales Price*	\$197,693	\$199,264	+ 0.8%	\$215,404	\$214,500	- 0.4%
Percent of List Price Received*	97.5%	97.3%	- 0.2%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	149	82	- 45.0%	--	--	--
Months Supply of Inventory	4.7	2.2	- 53.2%	--	--	--

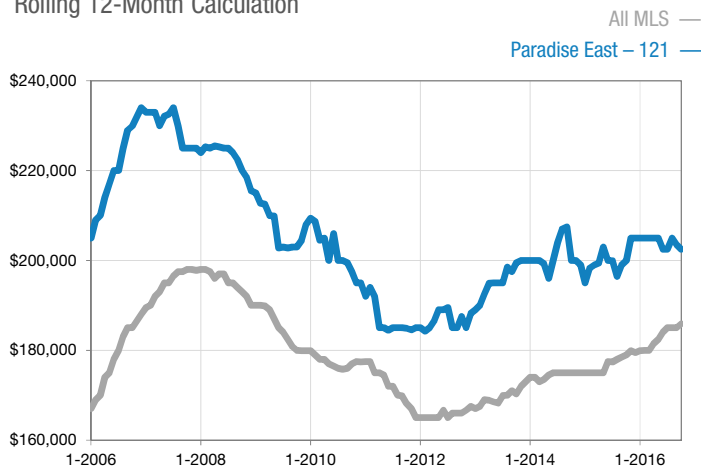
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	2	+ 100.0%	22	30	+ 36.4%
Pending Sales	1	1	0.0%	21	22	+ 4.8%
Closed Sales	2	3	+ 50.0%	20	21	+ 5.0%
Days on Market Until Sale	4	33	+ 725.0%	62	55	- 11.3%
Median Sales Price*	\$90,000	\$95,000	+ 5.6%	\$82,500	\$89,500	+ 8.5%
Average Sales Price*	\$90,000	\$94,167	+ 4.6%	\$99,505	\$90,013	- 9.5%
Percent of List Price Received*	98.4%	99.7%	+ 1.3%	97.1%	97.1%	0.0%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

* 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.

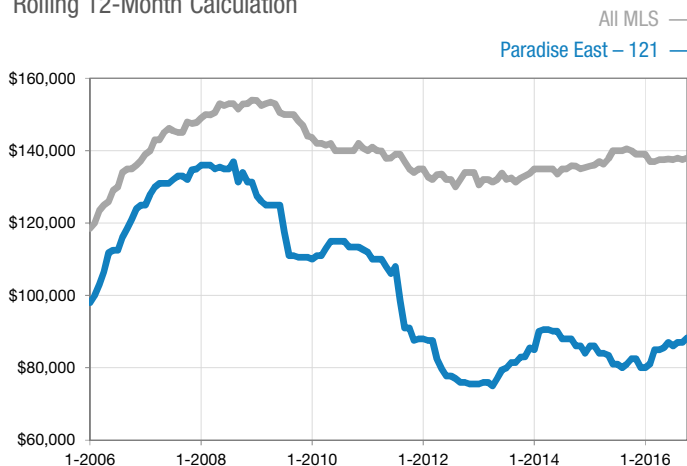
Median Sales Price - Single-Family Detached

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.