

Local Market Update for October 2016

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	19	22	+ 15.8%	345	322	- 6.7%
Pending Sales	21	16	- 23.8%	208	197	- 5.3%
Closed Sales	22	9	- 59.1%	200	191	- 4.5%
Days on Market Until Sale	53	46	- 13.2%	55	43	- 21.8%
Median Sales Price*	\$312,750	\$369,000	+ 18.0%	\$336,000	\$334,500	- 0.4%
Average Sales Price*	\$329,241	\$355,889	+ 8.1%	\$377,599	\$369,248	- 2.2%
Percent of List Price Received*	97.5%	92.9%	- 4.7%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	63	74	+ 17.5%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

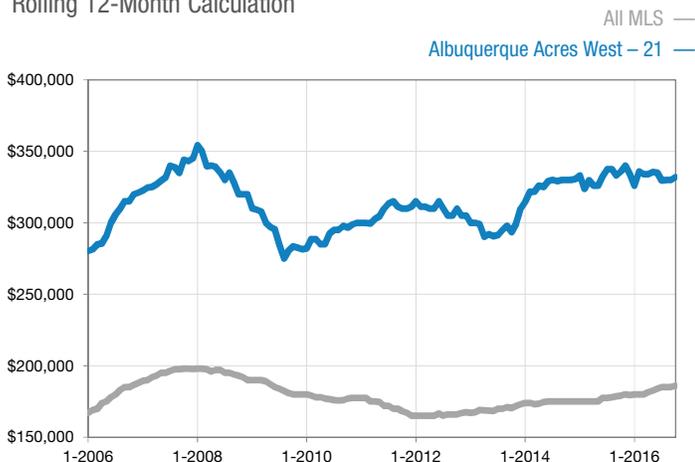
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	10	11	+ 10.0%
Pending Sales	0	0	0.0%	5	5	0.0%
Closed Sales	1	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	4	--	--	13	116	+ 792.3%
Median Sales Price*	\$275,000	--	--	\$224,000	\$161,000	- 28.1%
Average Sales Price*	\$275,000	--	--	\$222,000	\$166,750	- 24.9%
Percent of List Price Received*	100.0%	--	--	97.5%	96.4%	- 1.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

* 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.

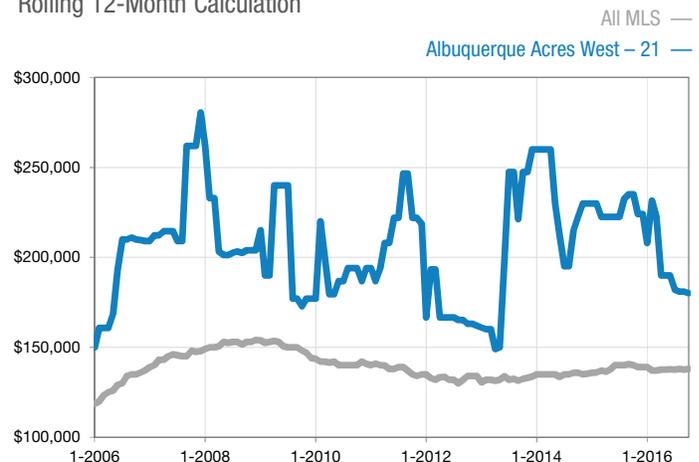
Median Sales Price - Single-Family Detached

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.