

Local Market Update for October 2016

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	90	65	- 27.8%	921	814	- 11.6%
Pending Sales	63	70	+ 11.1%	672	662	- 1.5%
Closed Sales	72	48	- 33.3%	656	628	- 4.3%
Days on Market Until Sale	35	41	+ 17.1%	49	41	- 16.3%
Median Sales Price*	\$127,500	\$131,000	+ 2.7%	\$124,000	\$132,000	+ 6.5%
Average Sales Price*	\$128,632	\$128,079	- 0.4%	\$123,575	\$131,663	+ 6.5%
Percent of List Price Received*	100.5%	99.6%	- 0.9%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	215	130	- 39.5%	--	--	--
Months Supply of Inventory	3.4	2.0	- 41.2%	--	--	--

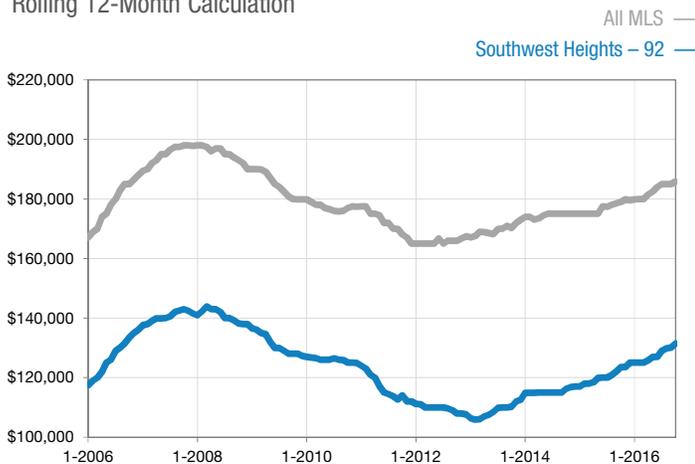
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	15	17	+ 13.3%
Pending Sales	0	1	--	7	10	+ 42.9%
Closed Sales	2	1	- 50.0%	8	10	+ 25.0%
Days on Market Until Sale	44	17	- 61.4%	52	70	+ 34.6%
Median Sales Price*	\$87,750	\$230,000	+ 162.1%	\$70,000	\$62,000	- 11.4%
Average Sales Price*	\$87,750	\$230,000	+ 162.1%	\$76,972	\$94,255	+ 22.5%
Percent of List Price Received*	103.1%	176.9%	+ 71.6%	96.6%	103.7%	+ 7.3%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.5	0.7	- 80.0%	--	--	--

* 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.

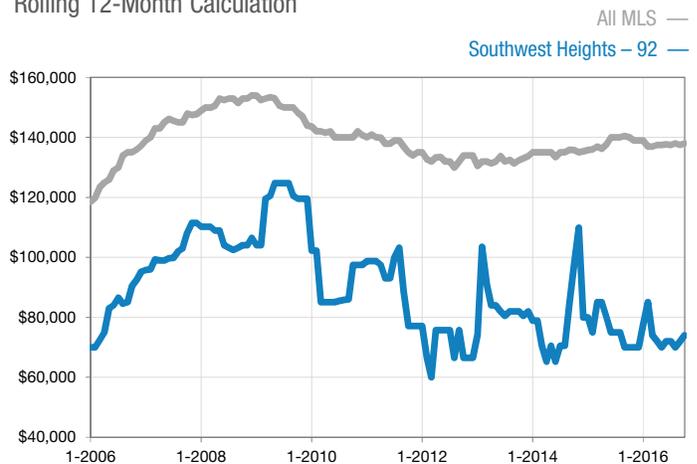
Median Sales Price - Single-Family Detached

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.