

# Local Market Update for October 2016

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



## Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, 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
<b>Key Metrics</b>						
New Listings	66	<b>73</b>	+ 10.6%	703	<b>714</b>	+ 1.6%
Pending Sales	40	<b>49</b>	+ 22.5%	505	<b>538</b>	+ 6.5%
Closed Sales	47	<b>54</b>	+ 14.9%	480	<b>512</b>	+ 6.7%
Days on Market Until Sale	72	<b>47</b>	- 34.7%	60	<b>50</b>	- 16.7%
Median Sales Price*	\$161,000	<b>\$189,000</b>	+ 17.4%	\$174,000	<b>\$183,000</b>	+ 5.2%
Average Sales Price*	\$174,283	<b>\$195,469</b>	+ 12.2%	\$180,924	<b>\$191,107</b>	+ 5.6%
Percent of List Price Received*	97.2%	<b>98.4%</b>	+ 1.2%	98.0%	<b>98.6%</b>	+ 0.6%
Inventory of Homes for Sale	174	<b>139</b>	- 20.1%	--	--	--
Months Supply of Inventory	3.7	<b>2.8</b>	- 24.3%	--	--	--

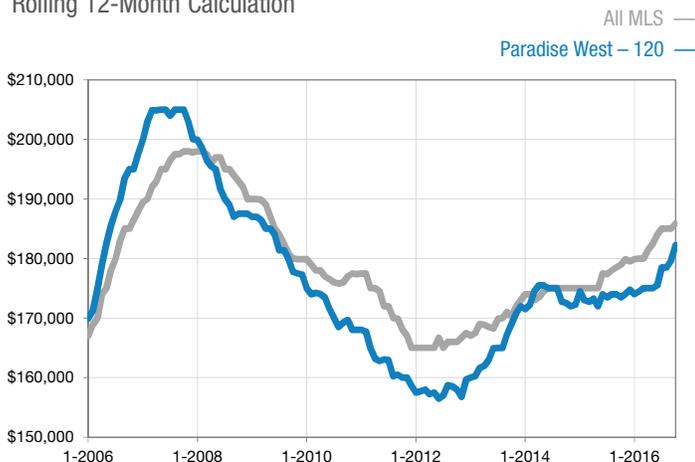
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	3	<b>1</b>	- 66.7%
Pending Sales	0	<b>0</b>	0.0%	3	<b>1</b>	- 66.7%
Closed Sales	1	<b>0</b>	- 100.0%	2	<b>2</b>	0.0%
Days on Market Until Sale	6	--	--	48	<b>5</b>	- 89.6%
Median Sales Price*	\$127,000	--	--	\$147,000	<b>\$147,500</b>	+ 0.3%
Average Sales Price*	\$127,000	--	--	\$147,000	<b>\$147,500</b>	+ 0.3%
Percent of List Price Received*	97.8%	--	--	98.3%	<b>98.6%</b>	+ 0.3%
Inventory of Homes for Sale	0	<b>0</b>	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

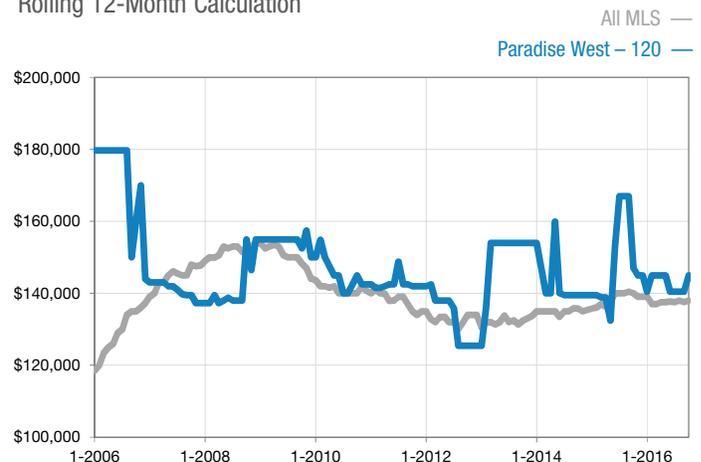
### Median Sales Price - Single-Family Detached

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.