

# Local Market Update for October 2016

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



## Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

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	22	20	- 9.1%	198	239	+ 20.7%
Pending Sales	12	17	+ 41.7%	119	121	+ 1.7%
Closed Sales	13	22	+ 69.2%	110	112	+ 1.8%
Days on Market Until Sale	111	73	- 34.2%	78	55	- 29.5%
Median Sales Price*	\$155,000	<b>\$204,500</b>	+ 31.9%	\$180,000	<b>\$177,500</b>	- 1.4%
Average Sales Price*	\$153,413	<b>\$252,102</b>	+ 64.3%	\$223,634	<b>\$225,775</b>	+ 1.0%
Percent of List Price Received*	97.6%	<b>97.1%</b>	- 0.5%	97.2%	<b>96.5%</b>	- 0.7%
Inventory of Homes for Sale	65	68	+ 4.6%	--	--	--
Months Supply of Inventory	6.0	5.7	- 5.0%	--	--	--

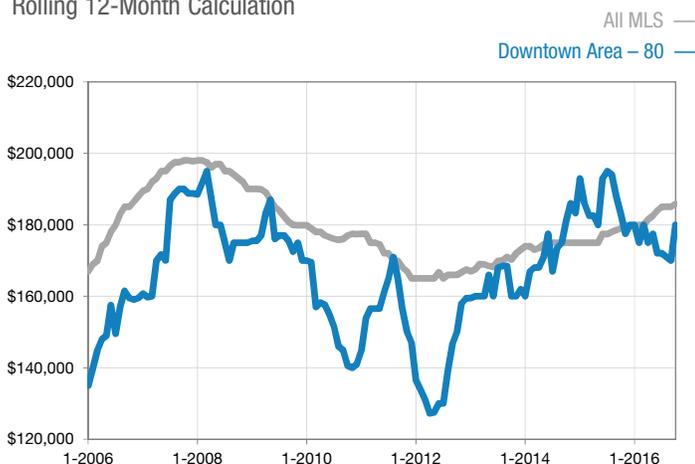
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	12	10	- 16.7%	149	137	- 8.1%
Pending Sales	7	10	+ 42.9%	64	78	+ 21.9%
Closed Sales	8	10	+ 25.0%	71	77	+ 8.5%
Days on Market Until Sale	31	22	- 29.0%	53	44	- 17.0%
Median Sales Price*	\$197,249	<b>\$203,410</b>	+ 3.1%	\$186,000	<b>\$190,500</b>	+ 2.4%
Average Sales Price*	\$210,761	<b>\$228,363</b>	+ 8.4%	\$193,400	<b>\$186,180</b>	- 3.7%
Percent of List Price Received*	98.3%	<b>98.9%</b>	+ 0.6%	98.1%	<b>98.9%</b>	+ 0.8%
Inventory of Homes for Sale	54	26	- 51.9%	--	--	--
Months Supply of Inventory	8.4	3.2	- 61.9%	--	--	--

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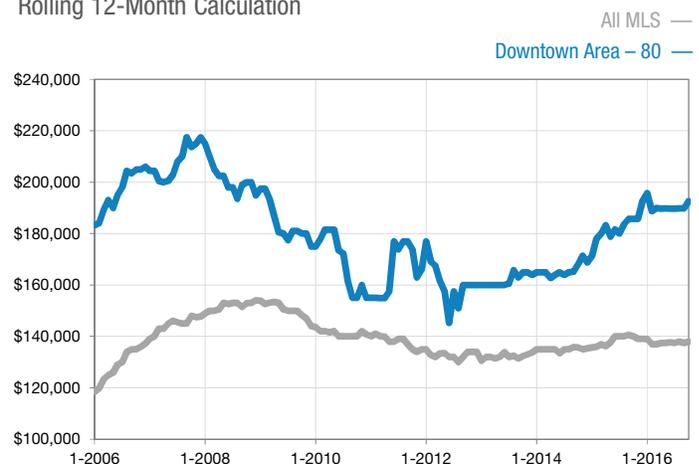
### Median Sales Price - Single-Family Detached

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.