Local Market Update for October 2016

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

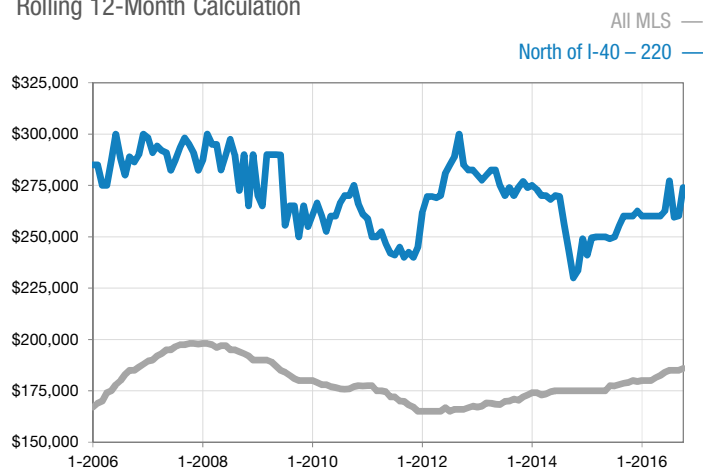| Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	18	18	0.0%	212	191	- 9.9%
Pending Sales	10	12	+ 20.0%	104	106	+ 1.9%
Closed Sales	14	13	- 7.1%	100	97	- 3.0%
Days on Market Until Sale	119	94	- 21.0%	96	85	- 11.5%
Median Sales Price*	$249,000	$317,000	+ 27.3%	$258,250	$266,000	+ 3.0%
Average Sales Price*	$281,655	$333,800	+ 18.5%	$296,127	$300,071	+ 1.3%
Percent of List Price Received*	95.3%	96.8%	+ 1.6%	96.1%	96.6%	+ 0.5%
Inventory of Homes for Sale	86	70	- 18.6%	--	--	--
Months Supply of Inventory	8.5	7.1	- 16.5%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	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.
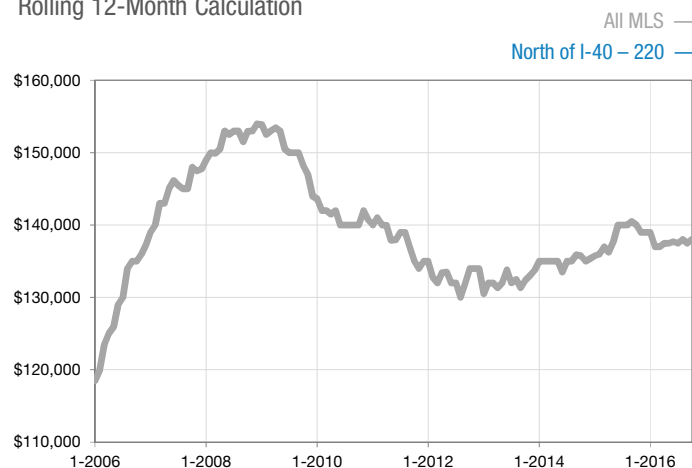
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
North of I-40 – 220 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
North of I-40 – 220 —

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.