

# Local Market Update for October 2016

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



## Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

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	85	<b>86</b>	+ 1.2%	850	<b>901</b>	+ 6.0%
Pending Sales	56	<b>52</b>	- 7.1%	503	<b>594</b>	+ 18.1%
Closed Sales	42	<b>44</b>	+ 4.8%	464	<b>557</b>	+ 20.0%
Days on Market Until Sale	44	<b>48</b>	+ 9.1%	62	<b>56</b>	- 9.7%
Median Sales Price*	\$203,750	<b>\$203,500</b>	- 0.1%	\$206,000	<b>\$217,000</b>	+ 5.3%
Average Sales Price*	\$232,349	<b>\$244,530</b>	+ 5.2%	\$229,719	<b>\$241,950</b>	+ 5.3%
Percent of List Price Received*	98.5%	<b>98.3%</b>	- 0.2%	97.7%	<b>98.1%</b>	+ 0.4%
Inventory of Homes for Sale	242	<b>223</b>	- 7.9%	--	--	--
Months Supply of Inventory	5.2	<b>4.1</b>	- 21.2%	--	--	--

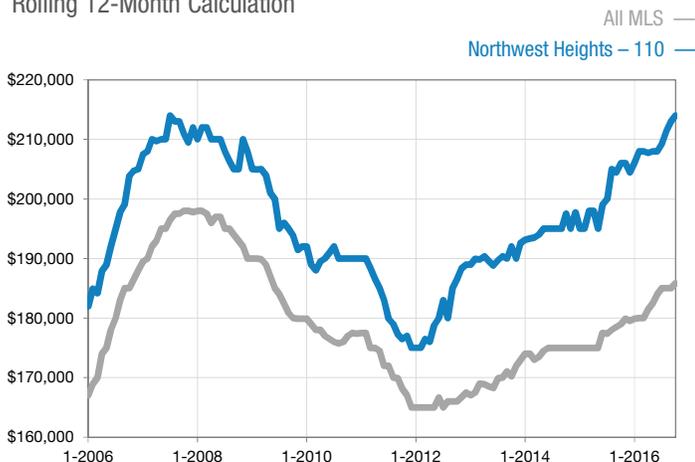
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>2</b>	- 50.0%	53	<b>53</b>	0.0%
Pending Sales	2	<b>3</b>	+ 50.0%	38	<b>38</b>	0.0%
Closed Sales	5	<b>2</b>	- 60.0%	37	<b>37</b>	0.0%
Days on Market Until Sale	100	<b>84</b>	- 16.0%	65	<b>44</b>	- 32.3%
Median Sales Price*	\$195,000	<b>\$221,000</b>	+ 13.3%	\$190,000	<b>\$158,500</b>	- 16.6%
Average Sales Price*	\$199,200	<b>\$221,000</b>	+ 10.9%	\$215,458	<b>\$190,487</b>	- 11.6%
Percent of List Price Received*	96.9%	<b>95.1%</b>	- 1.9%	97.7%	<b>98.1%</b>	+ 0.4%
Inventory of Homes for Sale	14	<b>12</b>	- 14.3%	--	--	--
Months Supply of Inventory	3.7	<b>3.3</b>	- 10.8%	--	--	--

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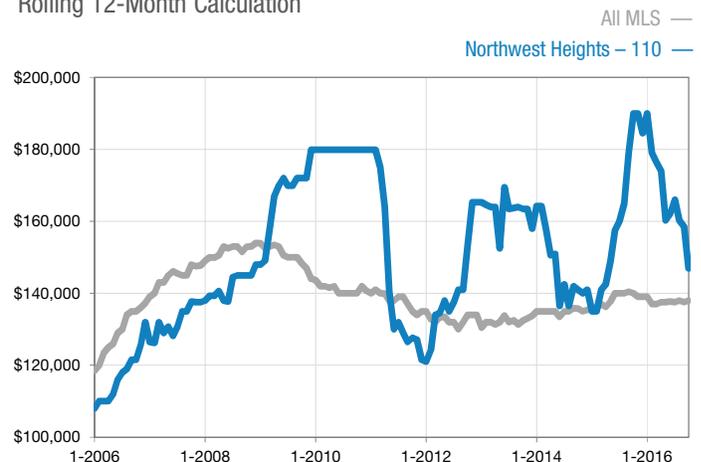
### Median Sales Price - Single-Family Detached

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.