

Local Market Update for October 2016

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	93	84	- 9.7%	938	988	+ 5.3%
Pending Sales	52	74	+ 42.3%	703	693	- 1.4%
Closed Sales	57	54	- 5.3%	671	636	- 5.2%
Days on Market Until Sale	46	55	+ 19.6%	58	48	- 17.2%
Median Sales Price*	\$161,000	\$180,000	+ 11.8%	\$159,500	\$165,000	+ 3.4%
Average Sales Price*	\$168,161	\$178,324	+ 6.0%	\$162,858	\$169,226	+ 3.9%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	251	213	- 15.1%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

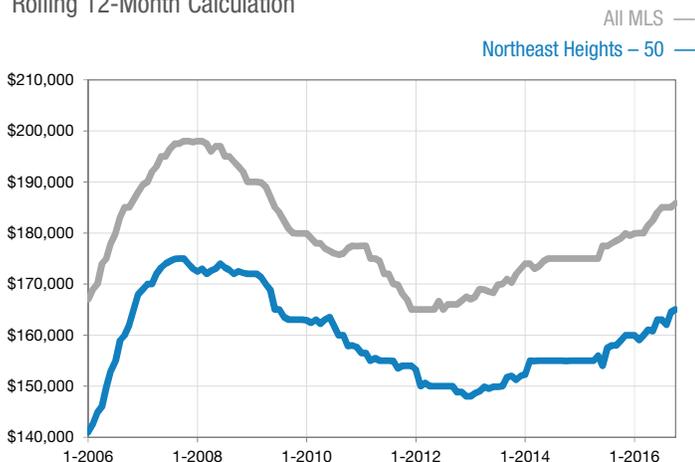
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	13	7	- 46.2%	128	132	+ 3.1%
Pending Sales	6	7	+ 16.7%	86	99	+ 15.1%
Closed Sales	4	8	+ 100.0%	84	96	+ 14.3%
Days on Market Until Sale	114	51	- 55.3%	63	48	- 23.8%
Median Sales Price*	\$152,500	\$134,500	- 11.8%	\$152,000	\$139,750	- 8.1%
Average Sales Price*	\$135,500	\$123,975	- 8.5%	\$143,895	\$139,313	- 3.2%
Percent of List Price Received*	98.5%	96.8%	- 1.7%	97.1%	97.0%	- 0.1%
Inventory of Homes for Sale	41	22	- 46.3%	--	--	--
Months Supply of Inventory	5.1	2.4	- 52.9%	--	--	--

* 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.

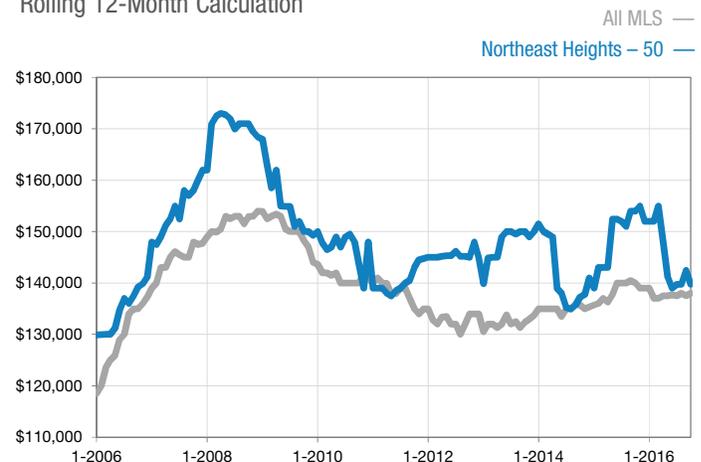
Median Sales Price - Single-Family Detached

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.