

Local Market Update for October 2016

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



87048

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	19	16	- 15.8%	245	243	- 0.8%
Pending Sales	13	13	0.0%	105	117	+ 11.4%
Closed Sales	11	11	0.0%	98	109	+ 11.2%
Days on Market Until Sale	50	93	+ 86.0%	81	81	0.0%
Median Sales Price*	\$377,750	\$370,000	- 2.1%	\$409,950	\$395,000	- 3.6%
Average Sales Price*	\$362,977	\$415,055	+ 14.3%	\$436,263	\$425,884	- 2.4%
Percent of List Price Received*	95.9%	96.1%	+ 0.2%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	96	84	- 12.5%	--	--	--
Months Supply of Inventory	9.5	7.8	- 17.9%	--	--	--

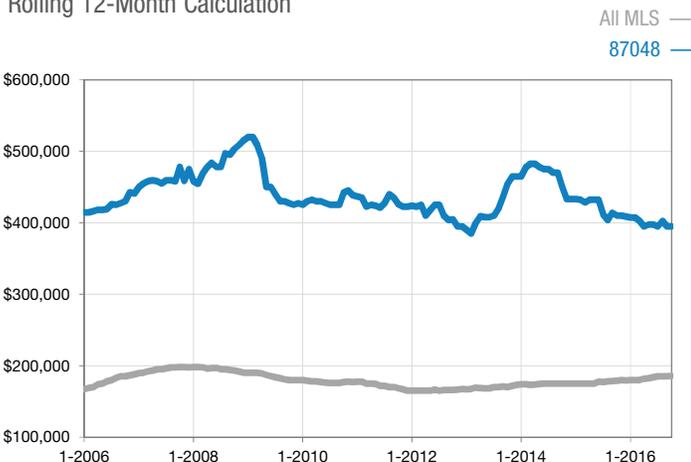
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	2	2	0.0%	12	13	+ 8.3%
Pending Sales	0	0	0.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	--	--	--	102	111	+ 8.8%
Median Sales Price*	--	--	--	\$239,000	\$249,609	+ 4.4%
Average Sales Price*	--	--	--	\$250,000	\$256,620	+ 2.6%
Percent of List Price Received*	--	--	--	100.3%	94.7%	- 5.6%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	8.0	7.7	- 3.8%	--	--	--

* 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.

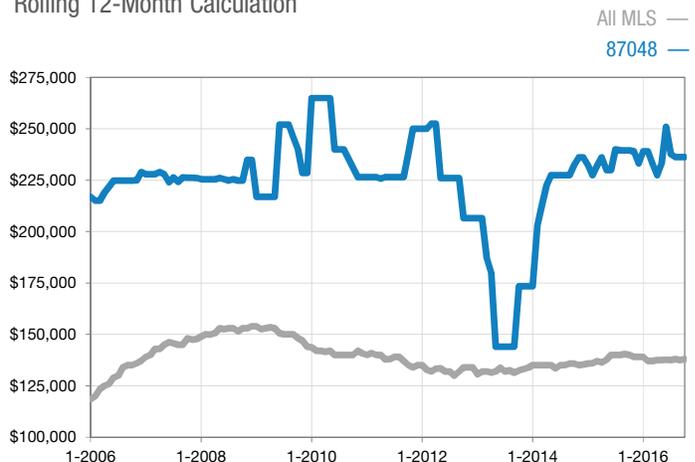
Median Sales Price - Single-Family Detached

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.