

Local Market Update for October 2016

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	255	230	- 9.8%
Pending Sales	12	13	+ 8.3%	167	166	- 0.6%
Closed Sales	12	15	+ 25.0%	162	160	- 1.2%
Days on Market Until Sale	58	46	- 20.7%	50	49	- 2.0%
Median Sales Price*	\$224,569	\$226,000	+ 0.6%	\$211,000	\$218,500	+ 3.6%
Average Sales Price*	\$246,137	\$219,361	- 10.9%	\$230,983	\$232,687	+ 0.7%
Percent of List Price Received*	96.9%	97.8%	+ 0.9%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	50	44	- 12.0%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

* 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	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	13	18	+ 38.5%	122	150	+ 23.0%
Pending Sales	7	12	+ 71.4%	81	105	+ 29.6%
Closed Sales	9	12	+ 33.3%	80	96	+ 20.0%
Days on Market Until Sale	64	41	- 35.9%	78	52	- 33.3%
Median Sales Price*	\$144,000	\$141,950	- 1.4%	\$140,000	\$145,500	+ 3.9%
Average Sales Price*	\$116,444	\$135,213	+ 16.1%	\$130,355	\$136,337	+ 4.6%
Percent of List Price Received*	97.0%	96.6%	- 0.4%	95.9%	96.4%	+ 0.5%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	5.0	3.7	- 26.0%	--	--	--

* 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.

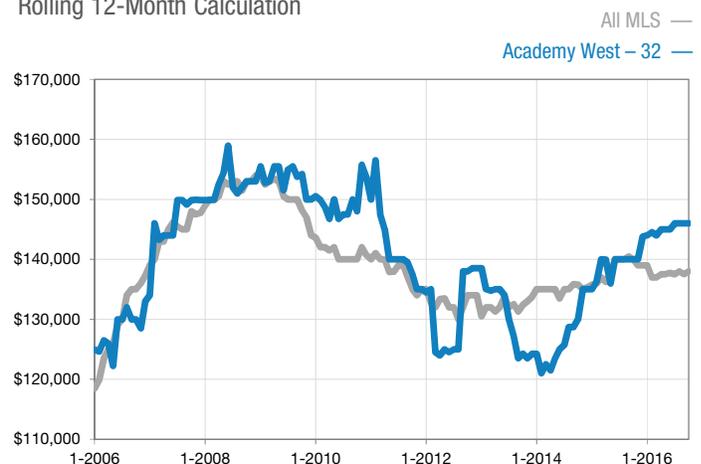
Median Sales Price - Single-Family Detached

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.