

Local Market Update for October 2016

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	82	77	- 6.1%
Pending Sales	3	3	0.0%	51	43	- 15.7%
Closed Sales	2	0	- 100.0%	46	41	- 10.9%
Days on Market Until Sale	22	--	--	90	84	- 6.7%
Median Sales Price*	\$235,000	--	--	\$172,500	\$204,400	+ 18.5%
Average Sales Price*	\$235,000	--	--	\$183,040	\$212,779	+ 16.2%
Percent of List Price Received*	96.1%	--	--	93.6%	97.5%	+ 4.2%
Inventory of Homes for Sale	33	29	- 12.1%	--	--	--
Months Supply of Inventory	7.2	7.1	- 1.4%	--	--	--

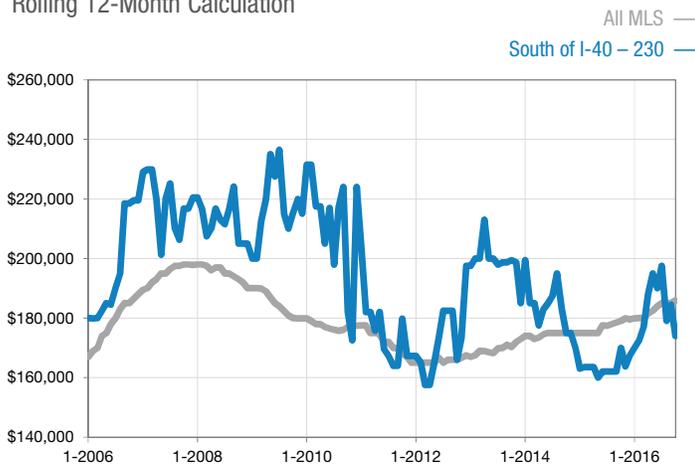
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	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.

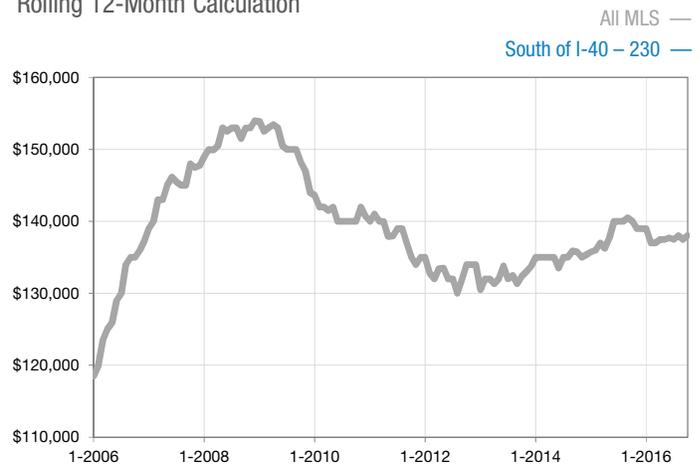
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.