

Local Market Update for October 2016

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	13	9	- 30.8%	106	94	- 11.3%
Pending Sales	7	10	+ 42.9%	84	73	- 13.1%
Closed Sales	15	5	- 66.7%	92	62	- 32.6%
Days on Market Until Sale	57	93	+ 63.2%	59	80	+ 35.6%
Median Sales Price*	\$98,000	\$120,000	+ 22.4%	\$99,500	\$115,500	+ 16.1%
Average Sales Price*	\$99,927	\$119,735	+ 19.8%	\$102,172	\$112,854	+ 10.5%
Percent of List Price Received*	98.9%	89.0%	- 10.0%	97.4%	97.7%	+ 0.3%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--

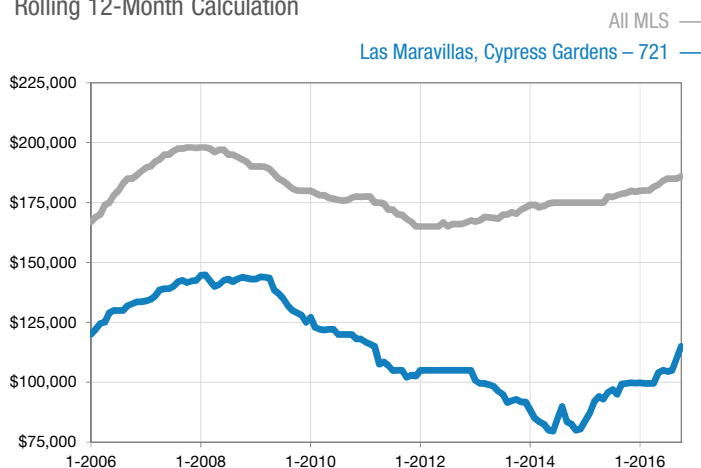
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	0	1	--	0	1	--
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	1	--	--	--	--
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.

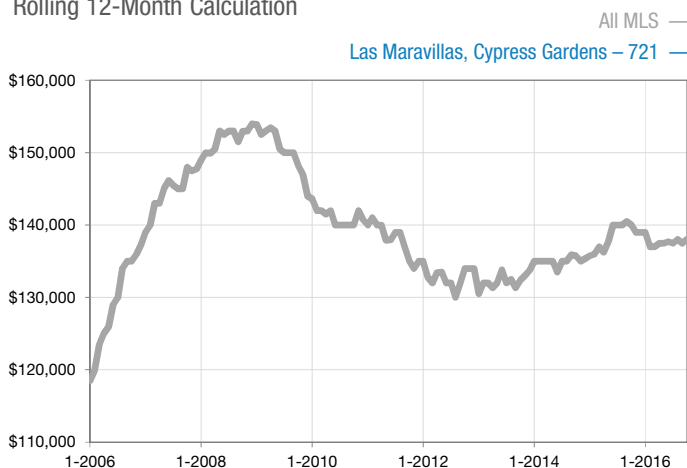
Median Sales Price - Single-Family Detached

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.