

# Local Market Update for October 2016

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



## South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

| Single-Family Detached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2015      | 2016             | Percent Change | Thru 10-2015 | Thru 10-2016     | Percent Change |
| New Listings                    | 2         | 1                | - 50.0%        | 47           | 35               | - 25.5%        |
| Pending Sales                   | 2         | 3                | + 50.0%        | 33           | 25               | - 24.2%        |
| Closed Sales                    | 4         | 2                | - 50.0%        | 33           | 23               | - 30.3%        |
| Days on Market Until Sale       | 18        | 31               | + 72.2%        | 72           | 51               | - 29.2%        |
| Median Sales Price*             | \$181,450 | <b>\$276,750</b> | + 52.5%        | \$171,000    | <b>\$185,000</b> | + 8.2%         |
| Average Sales Price*            | \$170,225 | <b>\$276,750</b> | + 62.6%        | \$178,016    | <b>\$184,302</b> | + 3.5%         |
| Percent of List Price Received* | 102.5%    | <b>96.3%</b>     | - 6.0%         | 97.4%        | <b>96.9%</b>     | - 0.5%         |
| Inventory of Homes for Sale     | 16        | 13               | - 18.8%        | --           | --               | --             |
| Months Supply of Inventory      | 4.3       | <b>5.4</b>       | + 25.6%        | --           | --               | --             |

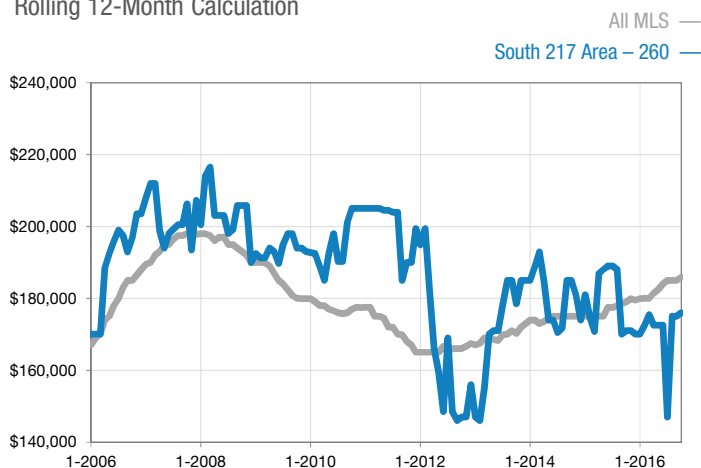
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | October |      |                | Year to Date |              |                |
|---------------------------------|---------|------|----------------|--------------|--------------|----------------|
| Key Metrics                     | 2015    | 2016 | Percent Change | Thru 10-2015 | Thru 10-2016 | Percent Change |
| New Listings                    | 0       | 0    | 0.0%           | 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       | 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.

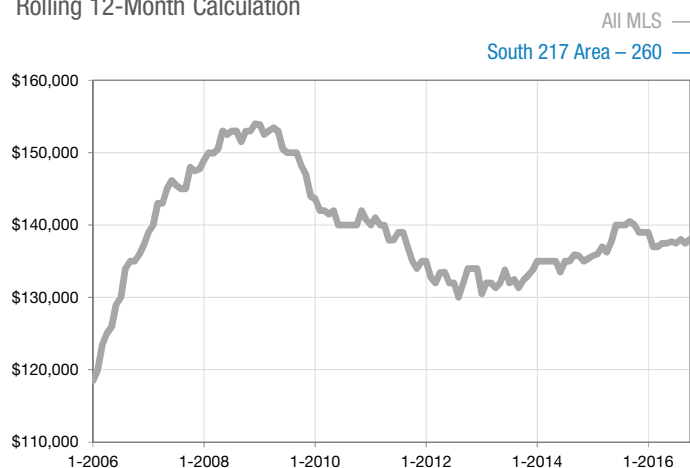
### Median Sales Price - Single-Family Detached

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.