

Local Market Update for October 2016

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



Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr 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	21	9	- 57.1%	216	192	- 11.1%
Pending Sales	6	10	+ 66.7%	114	105	- 7.9%
Closed Sales	12	10	- 16.7%	114	103	- 9.6%
Days on Market Until Sale	48	93	+ 93.8%	58	57	- 1.7%
Median Sales Price*	\$514,790	\$481,850	- 6.4%	\$455,000	\$508,000	+ 11.6%
Average Sales Price*	\$539,762	\$544,320	+ 0.8%	\$510,770	\$547,470	+ 7.2%
Percent of List Price Received*	97.7%	94.1%	- 3.7%	97.2%	96.7%	- 0.5%
Inventory of Homes for Sale	57	56	- 1.8%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--

* 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.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	0	2	--	10	19	+ 90.0%
Pending Sales	0	2	--	8	11	+ 37.5%
Closed Sales	0	1	--	9	8	- 11.1%
Days on Market Until Sale	--	18	--	87	47	- 46.0%
Median Sales Price*	--	\$202,000	--	\$265,000	\$287,500	+ 8.5%
Average Sales Price*	--	\$202,000	--	\$242,333	\$259,813	+ 7.2%
Percent of List Price Received*	--	94.0%	--	95.5%	97.4%	+ 2.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

* 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.

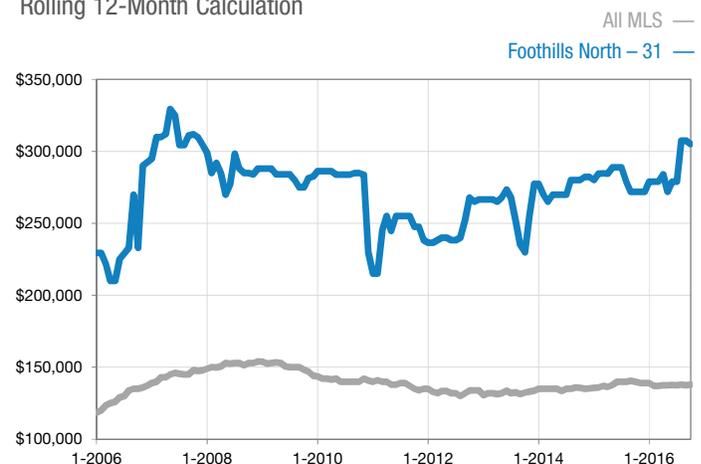
Median Sales Price - Single-Family Detached

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.