

Local Market Update for October 2016

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	19	20	+ 5.3%	171	175	+ 2.3%
Pending Sales	9	19	+ 111.1%	101	87	- 13.9%
Closed Sales	7	9	+ 28.6%	93	77	- 17.2%
Days on Market Until Sale	45	69	+ 53.3%	78	66	- 15.4%
Median Sales Price*	\$193,851	\$174,065	- 10.2%	\$230,415	\$231,500	+ 0.5%
Average Sales Price*	\$168,836	\$212,219	+ 25.7%	\$253,342	\$232,670	- 8.2%
Percent of List Price Received*	97.6%	92.6%	- 5.1%	95.9%	95.8%	- 0.1%
Inventory of Homes for Sale	56	55	- 1.8%	--	--	--
Months Supply of Inventory	5.9	6.5	+ 10.2%	--	--	--

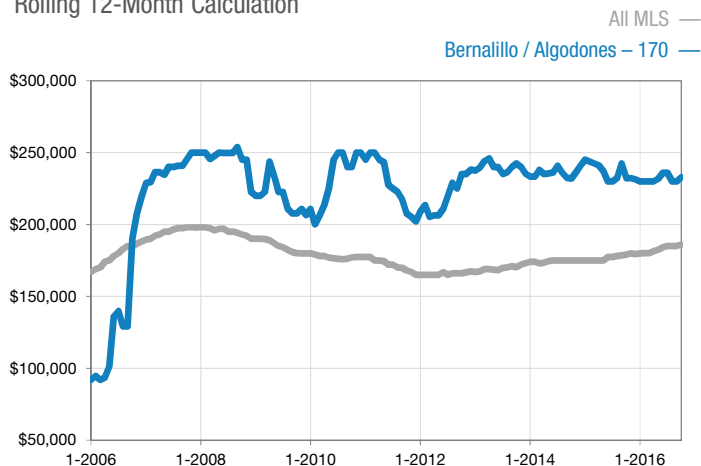
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	3	7	+ 133.3%
Pending Sales	0	0	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	11	--	--	39	89	+ 128.2%
Median Sales Price*	\$61,500	--	--	\$75,250	\$75,000	- 0.3%
Average Sales Price*	\$61,500	--	--	\$76,375	\$68,667	- 10.1%
Percent of List Price Received*	92.5%	--	--	93.9%	95.1%	+ 1.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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.

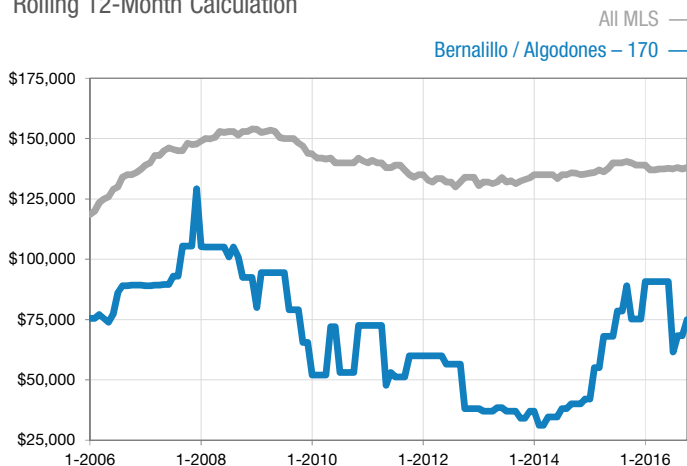
Median Sales Price - Single-Family Detached

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.