

Local Market Update for October 2016

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	33	23	- 30.3%	334	298	- 10.8%
Pending Sales	13	15	+ 15.4%	200	199	- 0.5%
Closed Sales	21	20	- 4.8%	197	199	+ 1.0%
Days on Market Until Sale	56	60	+ 7.1%	55	48	- 12.7%
Median Sales Price*	\$218,000	\$257,000	+ 17.9%	\$250,000	\$255,000	+ 2.0%
Average Sales Price*	\$231,810	\$297,210	+ 28.2%	\$267,368	\$278,412	+ 4.1%
Percent of List Price Received*	95.3%	98.1%	+ 2.9%	96.4%	97.1%	+ 0.7%
Inventory of Homes for Sale	89	49	- 44.9%	--	--	--
Months Supply of Inventory	4.7	2.5	- 46.8%	--	--	--

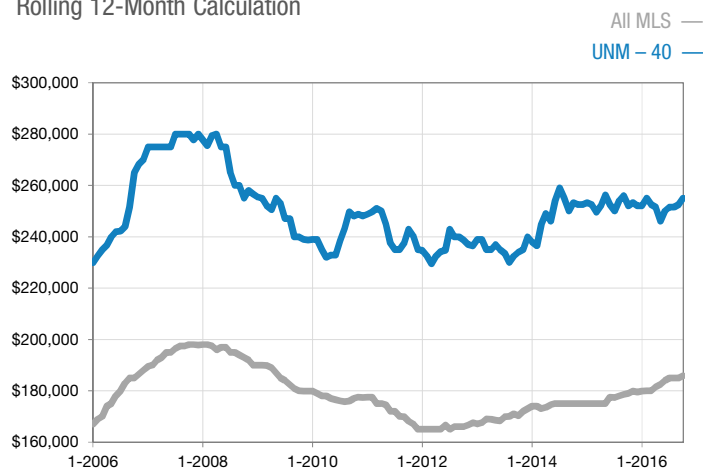
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	2	0	- 100.0%	28	29	+ 3.6%
Pending Sales	1	0	- 100.0%	17	13	- 23.5%
Closed Sales	3	1	- 66.7%	17	12	- 29.4%
Days on Market Until Sale	40	7	- 82.5%	76	58	- 23.7%
Median Sales Price*	\$270,000	\$170,000	- 37.0%	\$207,000	\$232,500	+ 12.3%
Average Sales Price*	\$262,293	\$170,000	- 35.2%	\$217,875	\$242,833	+ 11.5%
Percent of List Price Received*	96.0%	85.0%	- 11.5%	95.1%	94.2%	- 0.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.9	4.9	+ 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.

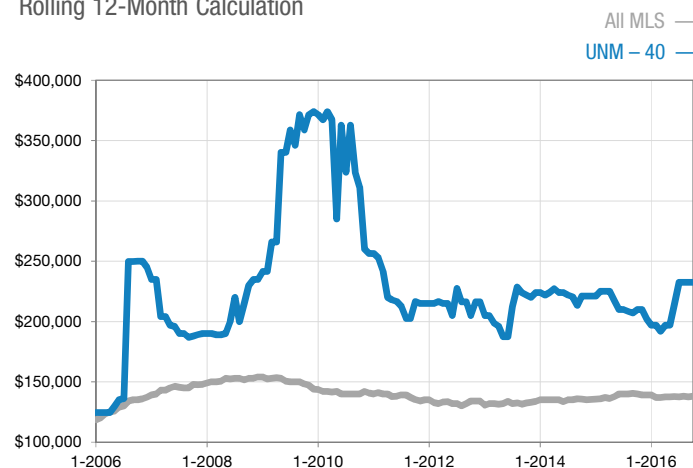
Median Sales Price - Single-Family Detached

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.