

# Local Market Update for October 2016

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



## 87123

Single-Family Detached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	57	<b>61</b>	+ 7.0%	614	<b>603</b>	- 1.8%
Pending Sales	21	<b>45</b>	+ 114.3%	364	<b>388</b>	+ 6.6%
Closed Sales	28	<b>37</b>	+ 32.1%	348	<b>366</b>	+ 5.2%
Days on Market Until Sale	53	<b>50</b>	- 5.7%	66	<b>54</b>	- 18.2%
Median Sales Price*	\$228,000	<b>\$187,000</b>	- 18.0%	\$208,000	<b>\$202,500</b>	- 2.6%
Average Sales Price*	\$230,698	<b>\$216,359</b>	- 6.2%	\$220,984	<b>\$218,941</b>	- 0.9%
Percent of List Price Received*	97.7%	<b>96.9%</b>	- 0.8%	97.6%	<b>97.3%</b>	- 0.3%
Inventory of Homes for Sale	166	<b>125</b>	- 24.7%	--	--	--
Months Supply of Inventory	4.8	<b>3.4</b>	- 29.2%	--	--	--

\* 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.

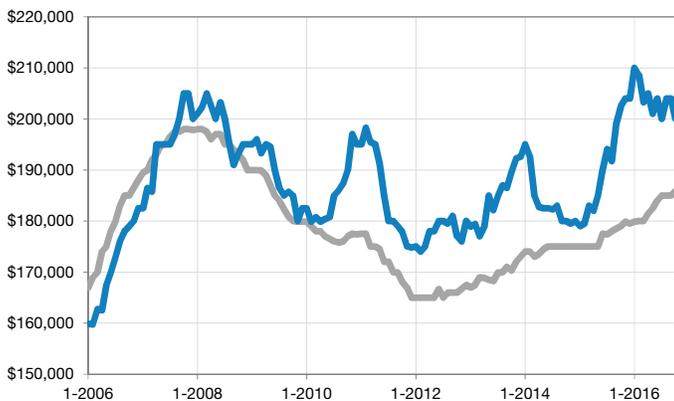
Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>17</b>	+ 183.3%	103	<b>142</b>	+ 37.9%
Pending Sales	8	<b>3</b>	- 62.5%	63	<b>70</b>	+ 11.1%
Closed Sales	4	<b>8</b>	+ 100.0%	58	<b>72</b>	+ 24.1%
Days on Market Until Sale	55	<b>47</b>	- 14.5%	41	<b>54</b>	+ 31.7%
Median Sales Price*	\$155,000	<b>\$140,200</b>	- 9.5%	\$155,250	<b>\$148,500</b>	- 4.3%
Average Sales Price*	\$158,750	<b>\$130,050</b>	- 18.1%	\$151,263	<b>\$146,331</b>	- 3.3%
Percent of List Price Received*	98.1%	<b>96.1%</b>	- 2.0%	97.5%	<b>97.9%</b>	+ 0.4%
Inventory of Homes for Sale	23	<b>42</b>	+ 82.6%	--	--	--
Months Supply of Inventory	3.9	<b>6.5</b>	+ 66.7%	--	--	--

\* 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

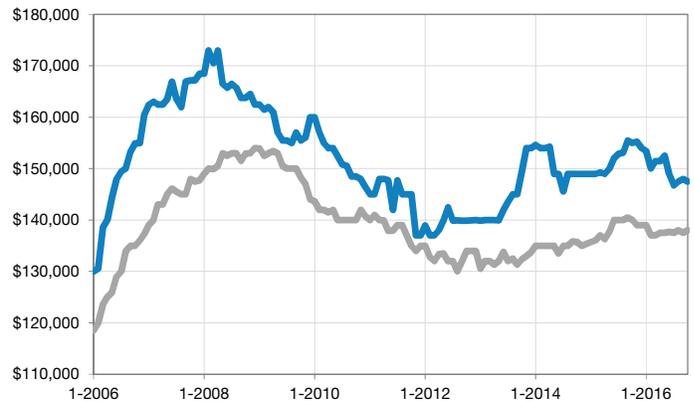
All MLS —  
87123 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87123 —



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.