

Local Market Update for October 2016

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	85	86	+ 1.2%	850	901	+ 6.0%
Pending Sales	56	52	- 7.1%	503	594	+ 18.1%
Closed Sales	42	44	+ 4.8%	464	557	+ 20.0%
Days on Market Until Sale	44	48	+ 9.1%	62	56	- 9.7%
Median Sales Price*	\$203,750	\$203,500	- 0.1%	\$206,000	\$217,000	+ 5.3%
Average Sales Price*	\$232,349	\$244,530	+ 5.2%	\$229,719	\$241,950	+ 5.3%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	242	223	- 7.9%	--	--	--
Months Supply of Inventory	5.2	4.1	- 21.2%	--	--	--

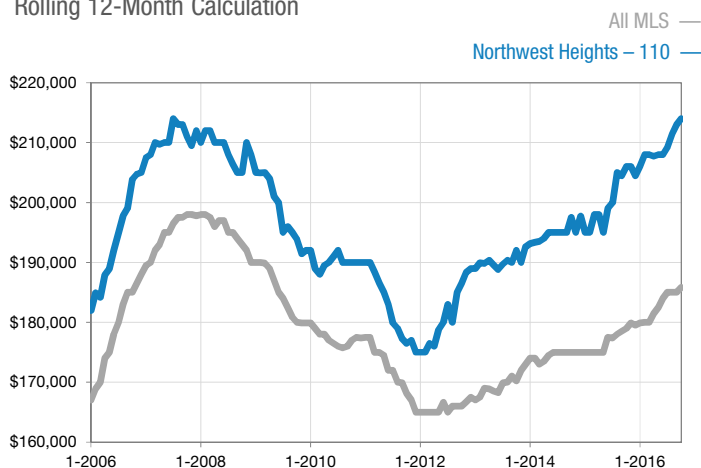
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	4	2	- 50.0%	53	53	0.0%
Pending Sales	2	3	+ 50.0%	38	38	0.0%
Closed Sales	5	2	- 60.0%	37	37	0.0%
Days on Market Until Sale	100	84	- 16.0%	65	44	- 32.3%
Median Sales Price*	\$195,000	\$221,000	+ 13.3%	\$190,000	\$158,500	- 16.6%
Average Sales Price*	\$199,200	\$221,000	+ 10.9%	\$215,458	\$190,487	- 11.6%
Percent of List Price Received*	96.9%	95.1%	- 1.9%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

* 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.

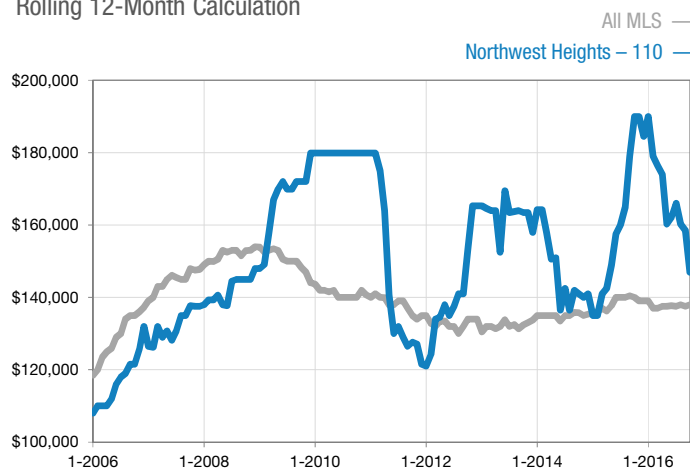
Median Sales Price - Single-Family Detached

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.