

# Local Market Update for February 2017

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



## North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

| Single-Family Detached          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2016      | 2017             | Percent Change | Thru 2-2016  | Thru 2-2017      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 32        | 27               | - 15.6%        | 50           | 54               | + 8.0%         |
| Pending Sales                   | 16        | 17               | + 6.3%         | 22           | 27               | + 22.7%        |
| Closed Sales                    | 11        | 7                | - 36.4%        | 23           | 21               | - 8.7%         |
| Days on Market Until Sale       | 69        | 40               | - 42.0%        | 70           | 64               | - 8.6%         |
| Median Sales Price*             | \$220,000 | <b>\$200,000</b> | - 9.1%         | \$285,000    | <b>\$225,000</b> | - 21.1%        |
| Average Sales Price*            | \$272,355 | <b>\$373,129</b> | + 37.0%        | \$420,039    | <b>\$293,305</b> | - 30.2%        |
| Percent of List Price Received* | 96.9%     | <b>96.1%</b>     | - 0.8%         | 97.4%        | <b>95.7%</b>     | - 1.7%         |
| Inventory of Homes for Sale     | 87        | 77               | - 11.5%        | --           | --               | --             |
| Months Supply of Inventory      | 5.8       | 4.6              | - 20.7%        | --           | --               | --             |

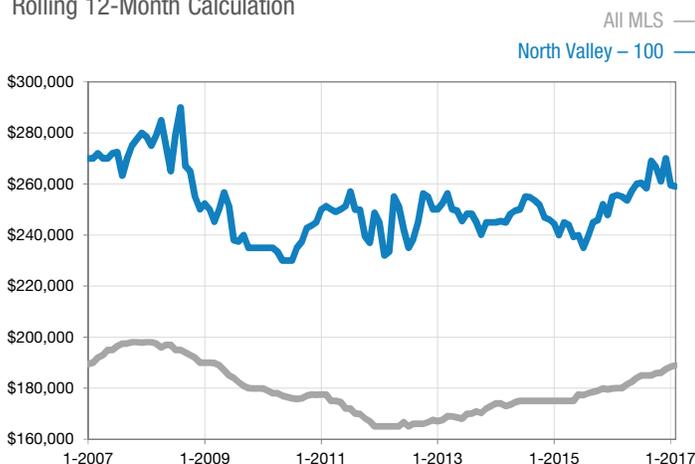
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | February  |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
|                                 | 2016      | 2017             | Percent Change | Thru 2-2016  | Thru 2-2017      | Percent Change |
| <b>Key Metrics</b>              |           |                  |                |              |                  |                |
| New Listings                    | 4         | 2                | - 50.0%        | 7            | 4                | - 42.9%        |
| Pending Sales                   | 2         | 2                | 0.0%           | 4            | 5                | + 25.0%        |
| Closed Sales                    | 4         | 4                | 0.0%           | 5            | 5                | 0.0%           |
| Days on Market Until Sale       | 23        | 72               | + 213.0%       | 23           | 75               | + 226.1%       |
| Median Sales Price*             | \$125,750 | <b>\$117,250</b> | - 6.8%         | \$124,000    | <b>\$130,000</b> | + 4.8%         |
| Average Sales Price*            | \$118,375 | <b>\$113,100</b> | - 4.5%         | \$119,500    | <b>\$116,880</b> | - 2.2%         |
| Percent of List Price Received* | 97.9%     | <b>95.7%</b>     | - 2.2%         | 97.1%        | <b>96.5%</b>     | - 0.6%         |
| Inventory of Homes for Sale     | 8         | 5                | - 37.5%        | --           | --               | --             |
| Months Supply of Inventory      | 2.7       | 1.7              | - 37.0%        | --           | --               | --             |

\* 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.

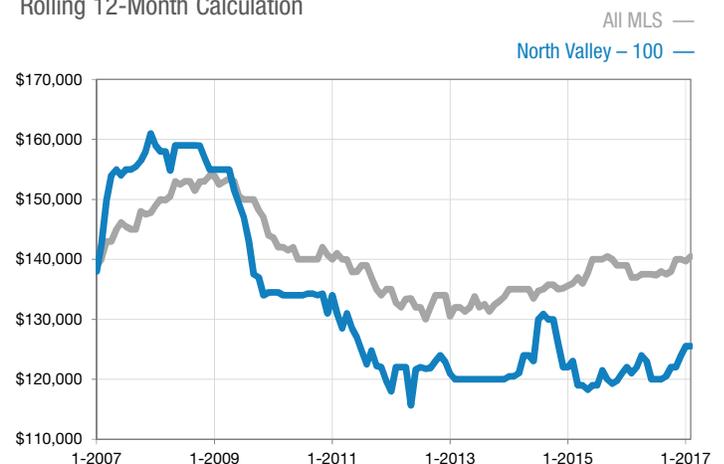
### Median Sales Price - Single-Family Detached

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.