

# 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		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
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	\$200,000	- 9.1%	\$285,000	\$225,000	- 21.1%
Average Sales Price*	\$272,355	\$373,129	+ 37.0%	\$420,039	\$293,305	- 30.2%
Percent of List Price Received*	96.9%	96.1%	- 0.8%	97.4%	95.7%	- 1.7%
Inventory of Homes for Sale	87	77	- 11.5%	--	--	--
Months Supply of Inventory	5.8	4.6	- 20.7%	--	--	--

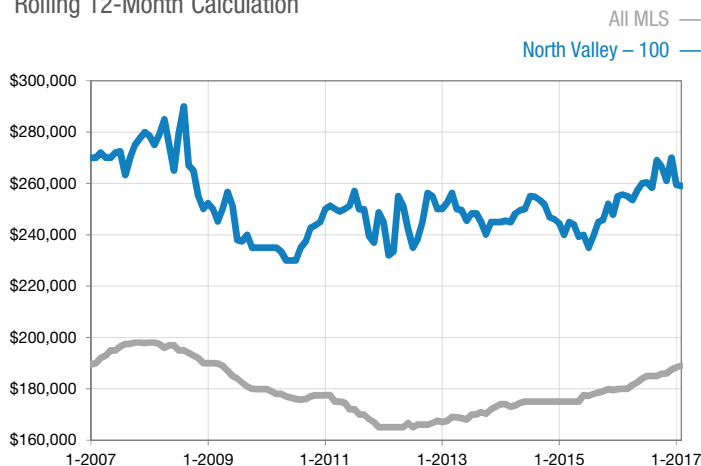
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2016	2017	Percent Change	Thru 2-2016	Thru 2-2017	Percent Change
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	\$117,250	- 6.8%	\$124,000	\$130,000	+ 4.8%
Average Sales Price*	\$118,375	\$113,100	- 4.5%	\$119,500	\$116,880	- 2.2%
Percent of List Price Received*	97.9%	95.7%	- 2.2%	97.1%	96.5%	- 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.

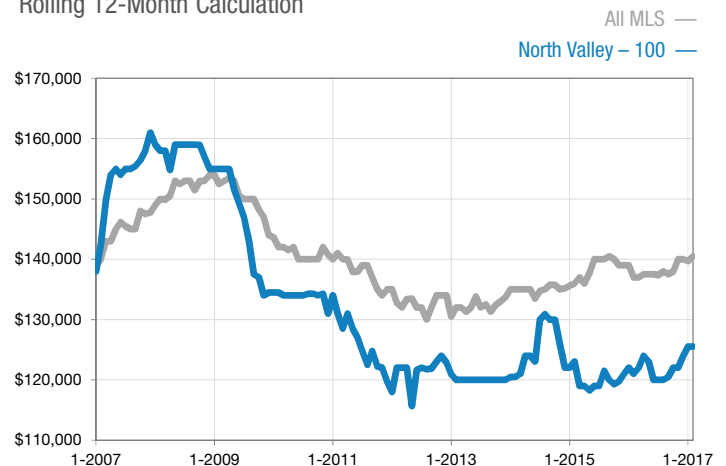
### Median Sales Price - Single-Family Detached

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.