

# Local Market Update for February 2017

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

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	<b>40</b>	+ 25.0%	59	<b>75</b>	+ 27.1%
Pending Sales	12	<b>27</b>	+ 125.0%	27	<b>40</b>	+ 48.1%
Closed Sales	14	<b>13</b>	- 7.1%	29	<b>32</b>	+ 10.3%
Days on Market Until Sale	94	<b>79</b>	- 16.0%	72	<b>64</b>	- 11.1%
Median Sales Price*	\$157,500	<b>\$216,000</b>	+ 37.1%	\$162,900	<b>\$180,700</b>	+ 10.9%
Average Sales Price*	\$251,000	<b>\$206,969</b>	- 17.5%	\$231,410	<b>\$206,344</b>	- 10.8%
Percent of List Price Received*	92.7%	<b>96.8%</b>	+ 4.4%	94.8%	<b>95.6%</b>	+ 0.8%
Inventory of Homes for Sale	92	<b>79</b>	- 14.1%	--	--	--
Months Supply of Inventory	4.5	<b>3.8</b>	- 15.6%	--	--	--

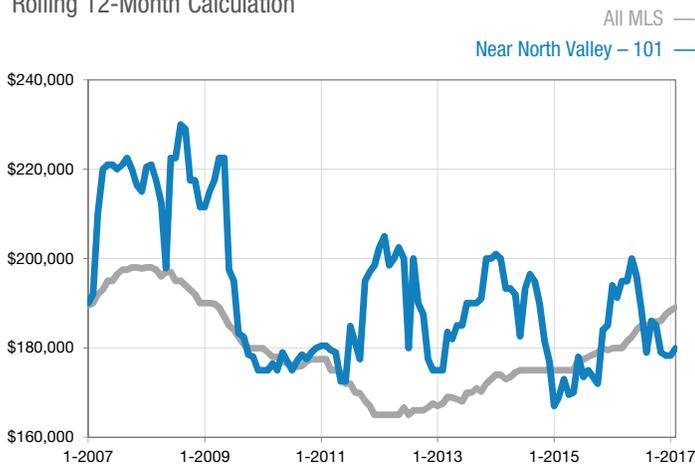
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	6	<b>3</b>	- 50.0%	14	<b>9</b>	- 35.7%
Pending Sales	6	<b>4</b>	- 33.3%	9	<b>9</b>	0.0%
Closed Sales	4	<b>3</b>	- 25.0%	7	<b>5</b>	- 28.6%
Days on Market Until Sale	118	<b>123</b>	+ 4.2%	73	<b>82</b>	+ 12.3%
Median Sales Price*	\$160,000	<b>\$261,000</b>	+ 63.1%	\$174,000	<b>\$254,961</b>	+ 46.5%
Average Sales Price*	\$167,100	<b>\$264,987</b>	+ 58.6%	\$158,271	<b>\$216,892</b>	+ 37.0%
Percent of List Price Received*	97.3%	<b>96.6%</b>	- 0.7%	97.2%	<b>96.8%</b>	- 0.4%
Inventory of Homes for Sale	16	<b>11</b>	- 31.3%	--	--	--
Months Supply of Inventory	3.4	<b>2.4</b>	- 29.4%	--	--	--

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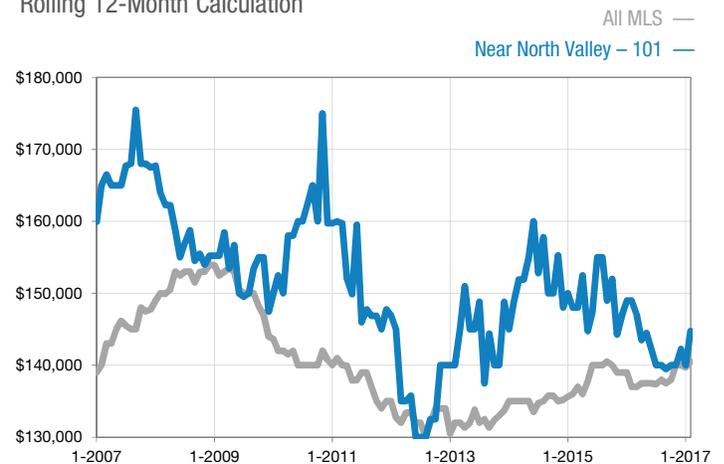
### Median Sales Price - Single-Family Detached

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.