

Local Market Update for September 2016

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	3	5	+ 66.7%	55	44	- 20.0%
Pending Sales	6	1	- 83.3%	34	22	- 35.3%
Closed Sales	4	3	- 25.0%	30	20	- 33.3%
Days on Market Until Sale	42	59	+ 40.5%	99	55	- 44.4%
Median Sales Price*	\$514,950	\$260,000	- 49.5%	\$316,500	\$307,500	- 2.8%
Average Sales Price*	\$550,475	\$308,167	- 44.0%	\$433,083	\$333,270	- 23.0%
Percent of List Price Received*	98.1%	94.9%	- 3.3%	96.1%	97.7%	+ 1.7%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	3.9	8.4	+ 115.4%	--	--	--

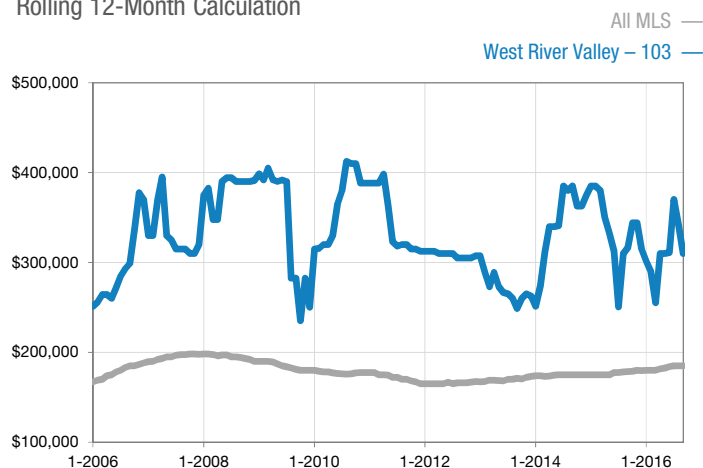
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	--	--	--	4	61	+ 1425.0%
Median Sales Price*	--	--	--	\$198,000	\$193,750	- 2.1%
Average Sales Price*	--	--	--	\$198,000	\$193,750	- 2.1%
Percent of List Price Received*	--	--	--	100.0%	94.2%	- 5.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

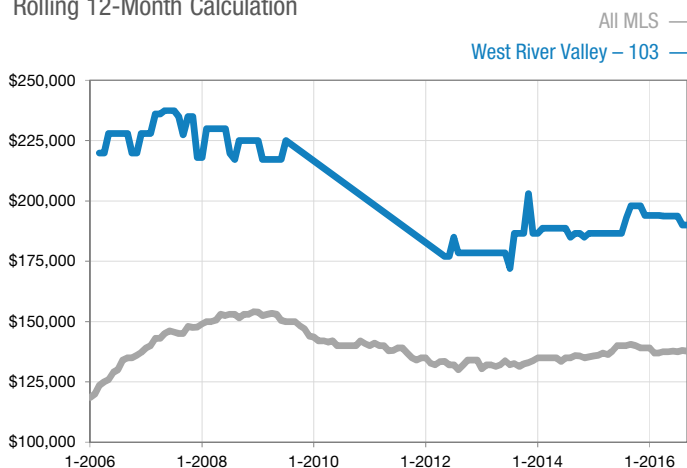
Median Sales Price - Single-Family Detached

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.