

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	19	36	+ 89.5%	286	277	- 3.1%
Pending Sales	6	17	+ 183.3%	157	153	- 2.5%
Closed Sales	20	22	+ 10.0%	155	149	- 3.9%
Days on Market Until Sale	46	66	+ 43.5%	56	54	- 3.6%
Median Sales Price*	\$257,500	\$326,500	+ 26.8%	\$245,500	\$281,500	+ 14.7%
Average Sales Price*	\$321,613	\$391,003	+ 21.6%	\$300,968	\$360,465	+ 19.8%
Percent of List Price Received*	95.2%	95.2%	0.0%	96.2%	96.3%	+ 0.1%
Inventory of Homes for Sale	107	106	- 0.9%	--	--	--
Months Supply of Inventory	6.9	6.7	- 2.9%	--	--	--

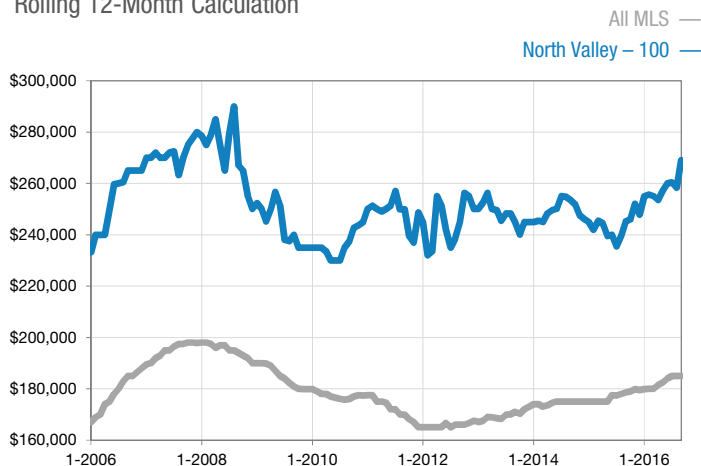
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	1	4	+ 300.0%	36	31	- 13.9%
Pending Sales	2	3	+ 50.0%	27	28	+ 3.7%
Closed Sales	3	5	+ 66.7%	25	26	+ 4.0%
Days on Market Until Sale	8	29	+ 262.5%	53	37	- 30.2%
Median Sales Price*	\$115,000	\$125,500	+ 9.1%	\$123,000	\$122,500	- 0.4%
Average Sales Price*	\$136,667	\$134,200	- 1.8%	\$134,873	\$127,387	- 5.6%
Percent of List Price Received*	96.5%	95.1%	- 1.5%	95.8%	97.0%	+ 1.3%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--

* 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.

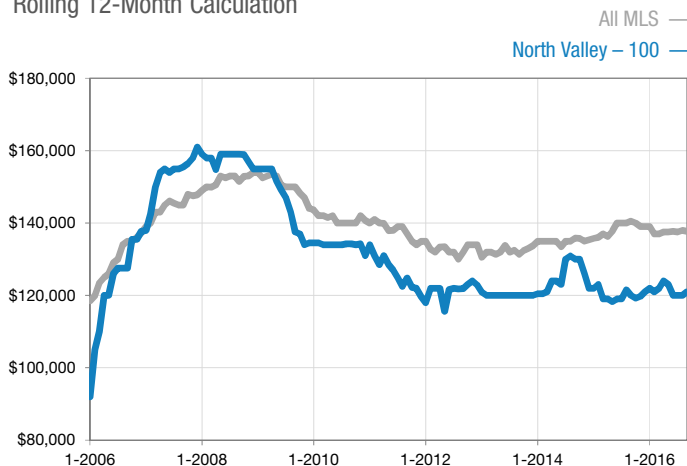
Median Sales Price - Single-Family Detached

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.