

Local Market Update for September 2016

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	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	34	36	+ 5.9%	364	331	- 9.1%
Pending Sales	27	21	- 22.2%	195	191	- 2.1%
Closed Sales	23	12	- 47.8%	174	184	+ 5.7%
Days on Market Until Sale	80	37	- 53.8%	71	58	- 18.3%
Median Sales Price*	\$165,000	\$190,750	+ 15.6%	\$180,000	\$176,250	- 2.1%
Average Sales Price*	\$236,822	\$218,833	- 7.6%	\$241,094	\$236,331	- 2.0%
Percent of List Price Received*	95.7%	97.1%	+ 1.5%	96.5%	97.1%	+ 0.6%
Inventory of Homes for Sale	125	97	- 22.4%	--	--	--
Months Supply of Inventory	6.2	4.8	- 22.6%	--	--	--

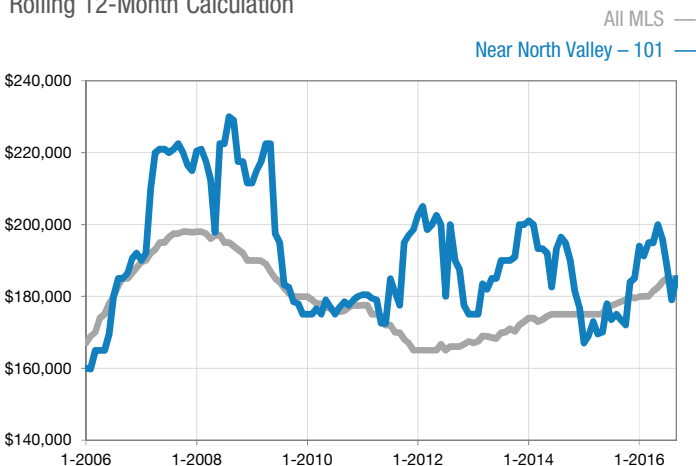
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 9-2015	Thru 9-2016	Percent Change
New Listings	6	8	+ 33.3%	63	75	+ 19.0%
Pending Sales	3	7	+ 133.3%	42	47	+ 11.9%
Closed Sales	6	4	- 33.3%	36	41	+ 13.9%
Days on Market Until Sale	22	50	+ 127.3%	46	46	0.0%
Median Sales Price*	\$141,000	\$148,500	+ 5.3%	\$147,000	\$139,000	- 5.4%
Average Sales Price*	\$144,833	\$201,725	+ 39.3%	\$160,735	\$158,148	- 1.6%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	96.7%	97.5%	+ 0.8%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--

* 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.

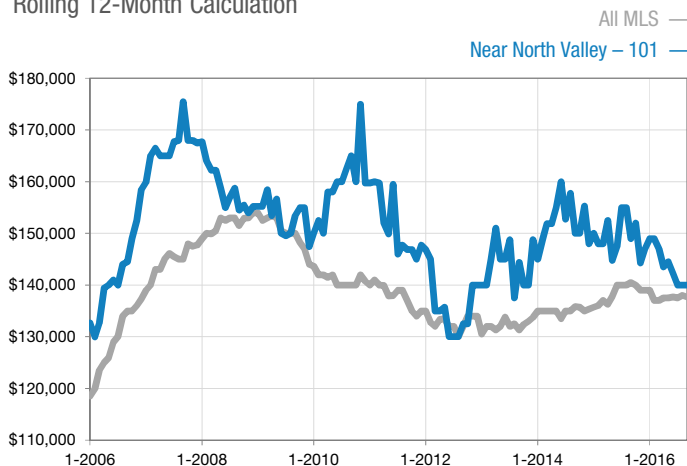
Median Sales Price - Single-Family Detached

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.