

Local Market Update for October 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	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	27	24	- 11.1%	391	355	- 9.2%
Pending Sales	24	20	- 16.7%	219	207	- 5.5%
Closed Sales	24	17	- 29.2%	198	203	+ 2.5%
Days on Market Until Sale	85	60	- 29.4%	73	58	- 20.5%
Median Sales Price*	\$191,500	\$187,000	- 2.3%	\$182,000	\$179,000	- 1.6%
Average Sales Price*	\$242,517	\$218,633	- 9.8%	\$241,266	\$237,028	- 1.8%
Percent of List Price Received*	94.9%	96.6%	+ 1.8%	96.3%	97.0%	+ 0.7%
Inventory of Homes for Sale	110	90	- 18.2%	--	--	--
Months Supply of Inventory	5.5	4.6	- 16.4%	--	--	--

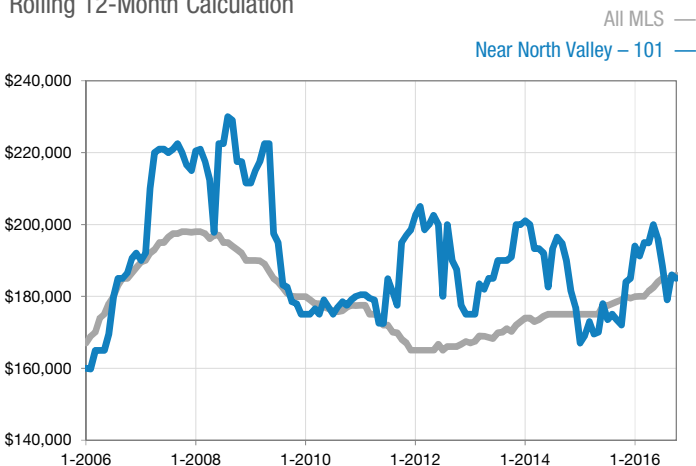
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	4	8	+ 100.0%	67	83	+ 23.9%
Pending Sales	4	6	+ 50.0%	46	52	+ 13.0%
Closed Sales	6	7	+ 16.7%	42	49	+ 16.7%
Days on Market Until Sale	114	64	- 43.9%	56	48	- 14.3%
Median Sales Price*	\$149,250	\$167,500	+ 12.2%	\$147,000	\$139,000	- 5.4%
Average Sales Price*	\$182,500	\$196,786	+ 7.8%	\$163,844	\$163,172	- 0.4%
Percent of List Price Received*	96.8%	96.0%	- 0.8%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

* 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.

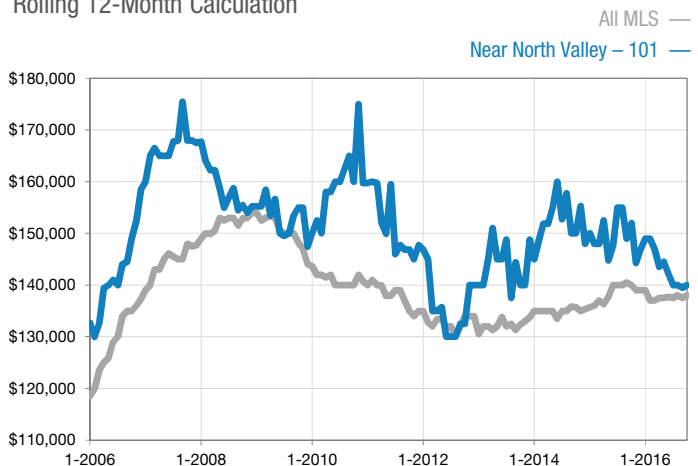
Median Sales Price - Single-Family Detached

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.