

Local Market Update for October 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	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	20	26	+ 30.0%	306	303	- 1.0%
Pending Sales	17	24	+ 41.2%	174	173	- 0.6%
Closed Sales	11	11	0.0%	166	160	- 3.6%
Days on Market Until Sale	76	32	- 57.9%	57	52	- 8.8%
Median Sales Price*	\$328,000	\$265,000	- 19.2%	\$253,500	\$274,000	+ 8.1%
Average Sales Price*	\$363,114	\$253,309	- 30.2%	\$305,086	\$353,098	+ 15.7%
Percent of List Price Received*	96.0%	96.1%	+ 0.1%	96.2%	96.3%	+ 0.1%
Inventory of Homes for Sale	96	98	+ 2.1%	--	--	--
Months Supply of Inventory	5.9	6.1	+ 3.4%	--	--	--

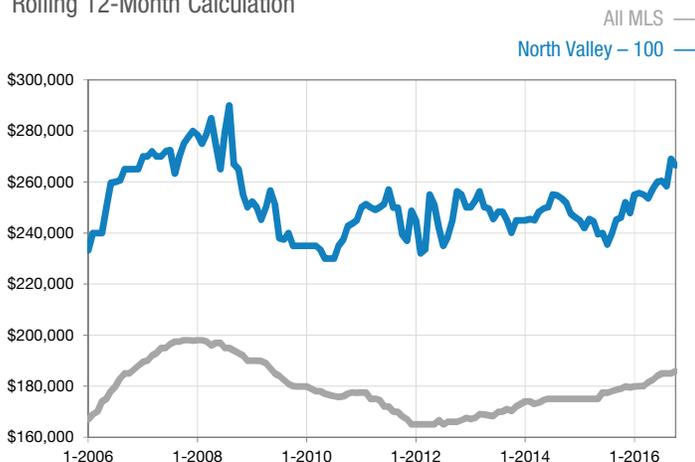
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	42	34	- 19.0%
Pending Sales	6	1	- 83.3%	33	28	- 15.2%
Closed Sales	3	2	- 33.3%	28	29	+ 3.6%
Days on Market Until Sale	59	26	- 55.9%	54	43	- 20.4%
Median Sales Price*	\$112,500	\$106,679	- 5.2%	\$119,750	\$121,000	+ 1.0%
Average Sales Price*	\$110,667	\$106,679	- 3.6%	\$132,279	\$125,704	- 5.0%
Percent of List Price Received*	100.3%	95.5%	- 4.8%	96.3%	96.9%	+ 0.6%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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.

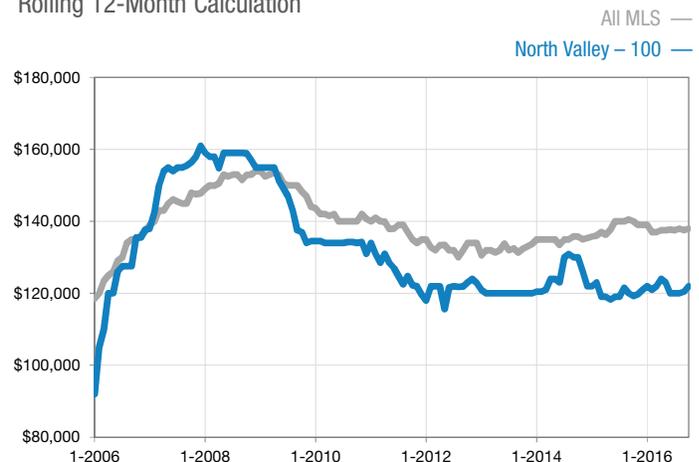
Median Sales Price - Single-Family Detached

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.