Local Market Update for October 2016

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

gaar

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

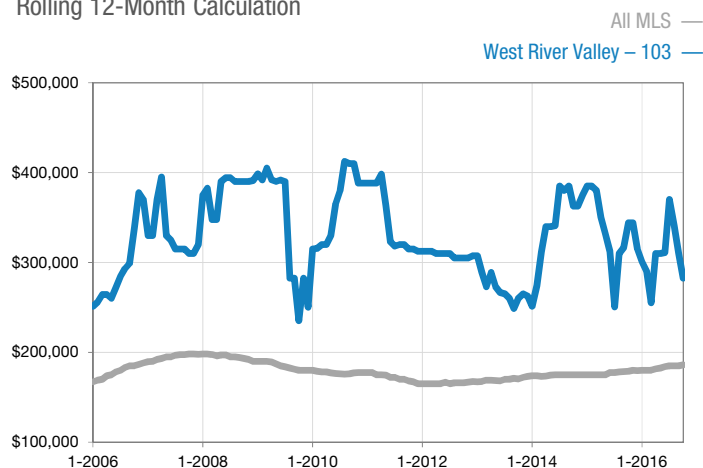| Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	3	1	- 66.7%	58	45	- 22.4%
Pending Sales	1	1	0.0%	35	23	- 34.3%
Closed Sales	8	3	- 62.5%	38	23	- 39.5%
Days on Market Until Sale	74	63	- 14.9%	93	56	- 39.8%
Median Sales Price*	$387,500	$212,500	- 45.2%	$344,000	$305,000	- 11.3%
Average Sales Price*	$426,938	$312,500	- 26.8%	$431,789	$330,561	- 23.4%
Percent of List Price Received*	96.6%	97.2%	+ 0.6%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	3.2	8.4	+ 162.5%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	Thru 10-2015	Thru 10-2016	Percent Change
New Listings	1	0	- 100.0%	3	2	- 33.3%
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Days on Market Until Sale	--	25	--	4	49	+ 1125.0%
Median Sales Price*	--	$217,850	--	$198,000	$197,500	- 0.3%
Average Sales Price*	--	$217,850	--	$198,000	$201,783	+ 1.9%
Percent of List Price Received*	--	100.0%	--	100.0%	96.1%	- 3.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.
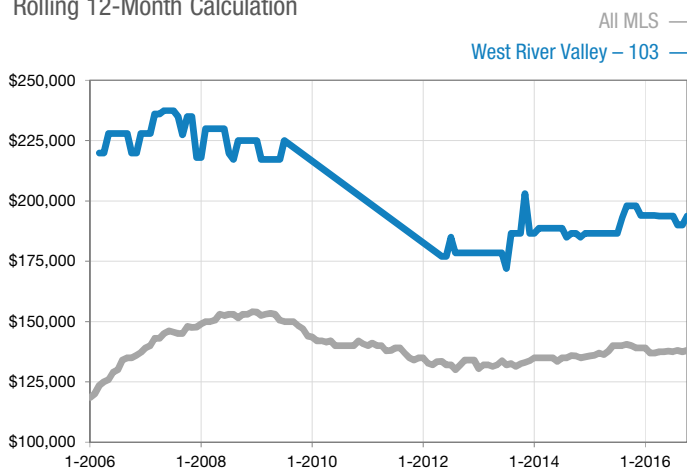
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
West River Valley – 103 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
West River Valley – 103 —

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.