

Local Market Update for November 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 | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 11-2015 | Thru 11-2016 | Percent Change |
| New Listings | 28 | 15 | - 46.4% | 419 | 370 | - 11.7% |
| Pending Sales | 15 | 15 | 0.0% | 234 | 220 | - 6.0% |
| Closed Sales | 24 | 16 | - 33.3% | 222 | 219 | - 1.4% |
| Days on Market Until Sale | 60 | 39 | - 35.0% | 71 | 56 | - 21.1% |
| Median Sales Price* | \$326,000 | \$179,900 | - 44.8% | \$186,000 | \$179,075 | - 3.7% |
| Average Sales Price* | \$295,650 | \$255,845 | - 13.5% | \$247,146 | \$238,322 | - 3.6% |
| Percent of List Price Received* | 97.3% | 97.7% | + 0.4% | 96.4% | 97.1% | + 0.7% |
| Inventory of Homes for Sale | 103 | 81 | - 21.4% | -- | -- | -- |
| Months Supply of Inventory | 5.1 | 4.1 | - 19.6% | -- | -- | -- |

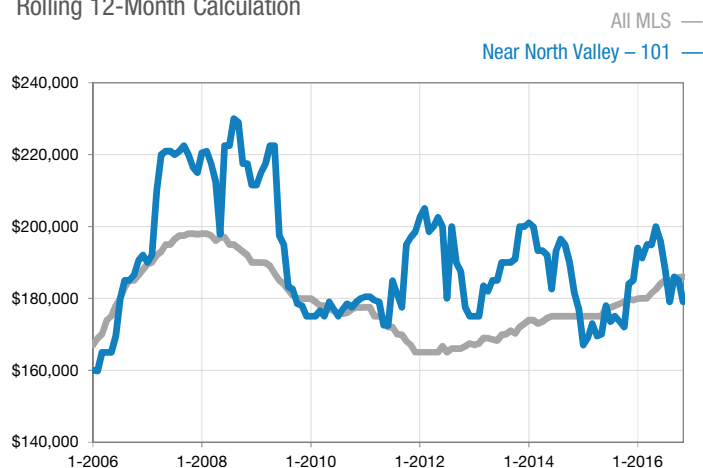
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 11-2015 | Thru 11-2016 | Percent Change |
| New Listings | 6 | 3 | - 50.0% | 73 | 86 | + 17.8% |
| Pending Sales | 5 | 3 | - 40.0% | 51 | 54 | + 5.9% |
| Closed Sales | 3 | 5 | + 66.7% | 45 | 54 | + 20.0% |
| Days on Market Until Sale | 48 | 55 | + 14.6% | 55 | 49 | - 10.9% |
| Median Sales Price* | \$118,000 | \$164,900 | + 39.7% | \$145,000 | \$139,500 | - 3.8% |
| Average Sales Price* | \$136,587 | \$167,480 | + 22.6% | \$162,027 | \$163,571 | + 1.0% |
| Percent of List Price Received* | 94.4% | 94.2% | - 0.2% | 96.6% | 97.1% | + 0.5% |
| Inventory of Homes for Sale | 13 | 14 | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.1 | + 10.7% | -- | -- | -- |

* 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.

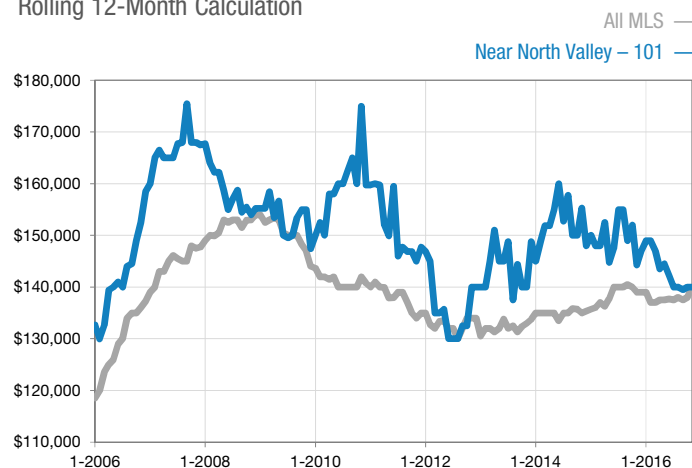
Median Sales Price - Single-Family Detached

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.