

# Local Market Update for November 2016

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



## 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	5	3	- 40.0%	63	48	- 23.8%
Pending Sales	3	0	- 100.0%	38	23	- 39.5%
Closed Sales	0	0	0.0%	38	23	- 39.5%
Days on Market Until Sale	--	--	--	93	56	- 39.8%
Median Sales Price*	--	--	--	\$344,000	\$305,000	- 11.3%
Average Sales Price*	--	--	--	\$431,789	\$330,561	- 23.4%
Percent of List Price Received*	--	--	--	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	2.4	8.7	+ 262.5%	--	--	--

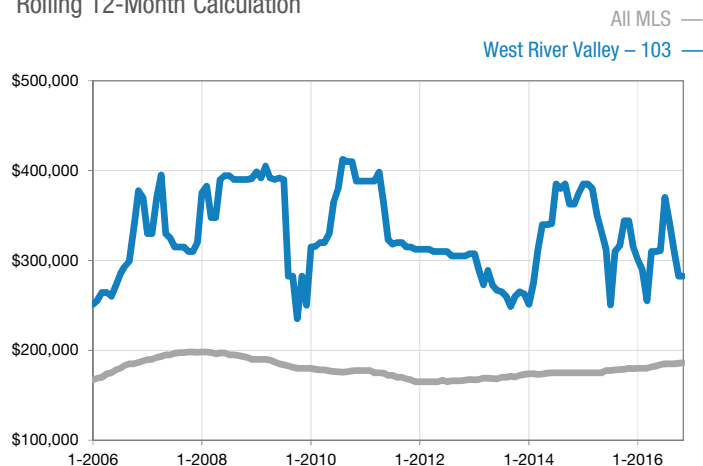
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	1	0	- 100.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Days on Market Until Sale	--	368	--	4	129	+ 3125.0%
Median Sales Price*	--	\$240,000	--	\$198,000	\$207,675	+ 4.9%
Average Sales Price*	--	\$240,000	--	\$198,000	\$211,338	+ 6.7%
Percent of List Price Received*	--	96.4%	--	100.0%	96.2%	- 3.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	--	--	--	--	--

\* 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.

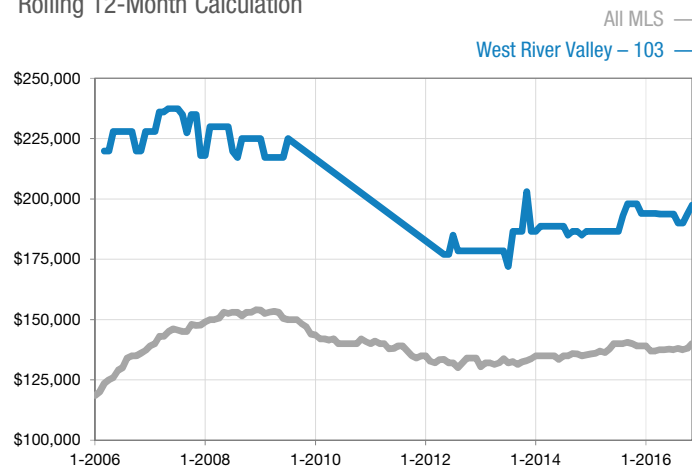
### Median Sales Price - Single-Family Detached

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.