

# Local Market Update for November 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	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	20	12	- 40.0%	326	315	- 3.4%
Pending Sales	8	9	+ 12.5%	182	181	- 0.5%
Closed Sales	7	22	+ 214.3%	173	182	+ 5.2%
Days on Market Until Sale	97	71	- 26.8%	59	55	- 6.8%
Median Sales Price*	\$235,000	<b>\$217,500</b>	- 7.4%	\$252,000	<b>\$269,000</b>	+ 6.7%
Average Sales Price*	\$225,786	<b>\$257,365</b>	+ 14.0%	\$301,877	<b>\$341,526</b>	+ 13.1%
Percent of List Price Received*	96.4%	<b>96.5%</b>	+ 0.1%	96.2%	<b>96.3%</b>	+ 0.1%
Inventory of Homes for Sale	94	86	- 8.5%	--	--	--
Months Supply of Inventory	5.8	5.4	- 6.9%	--	--	--

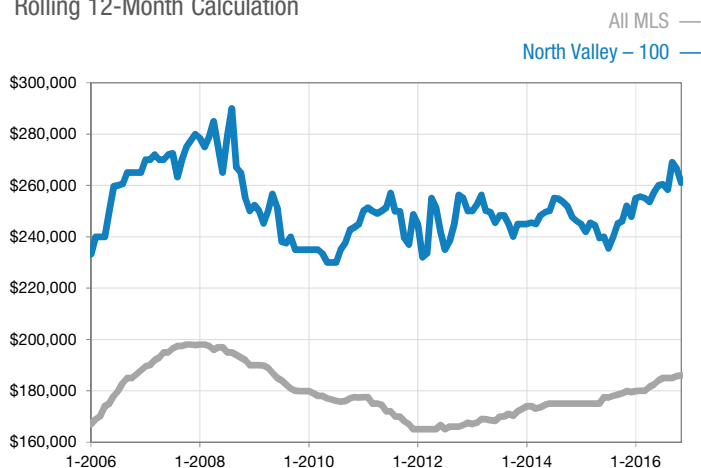
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	November			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 11-2015	Thru 11-2016	Percent Change
New Listings	2	4	+ 100.0%	44	38	- 13.6%
Pending Sales	1	3	+ 200.0%	34	30	- 11.8%
Closed Sales	3	1	- 66.7%	31	30	- 3.2%
Days on Market Until Sale	54	3	- 94.4%	54	42	- 22.2%
Median Sales Price*	\$124,000	<b>\$132,000</b>	+ 6.5%	\$120,000	<b>\$122,500</b>	+ 2.1%
Average Sales Price*	\$126,000	<b>\$132,000</b>	+ 4.8%	\$131,672	<b>\$125,914</b>	- 4.4%
Percent of List Price Received*	98.8%	<b>97.8%</b>	- 1.0%	96.5%	<b>96.9%</b>	+ 0.4%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

\* 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.

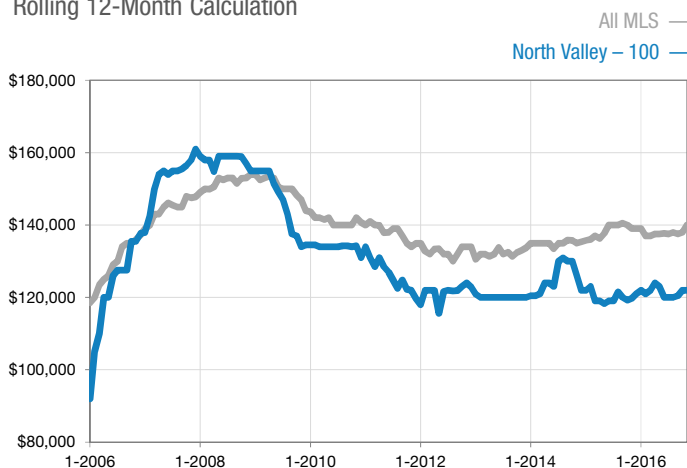
### Median Sales Price - Single-Family Detached

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.