

Local Market Update for December 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	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	19	23	+ 21.1%	438	393	- 10.3%
Pending Sales	15	20	+ 33.3%	249	239	- 4.0%
Closed Sales	20	15	- 25.0%	242	234	- 3.3%
Days on Market Until Sale	45	58	+ 28.9%	69	56	- 18.8%
Median Sales Price*	\$181,000	\$156,000	- 13.8%	\$185,000	\$178,250	- 3.6%
Average Sales Price*	\$241,950	\$282,482	+ 16.8%	\$246,716	\$240,425	- 2.5%
Percent of List Price Received*	96.2%	96.2%	0.0%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	83	63	- 24.1%	--	--	--
Months Supply of Inventory	4.0	3.2	- 20.0%	--	--	--

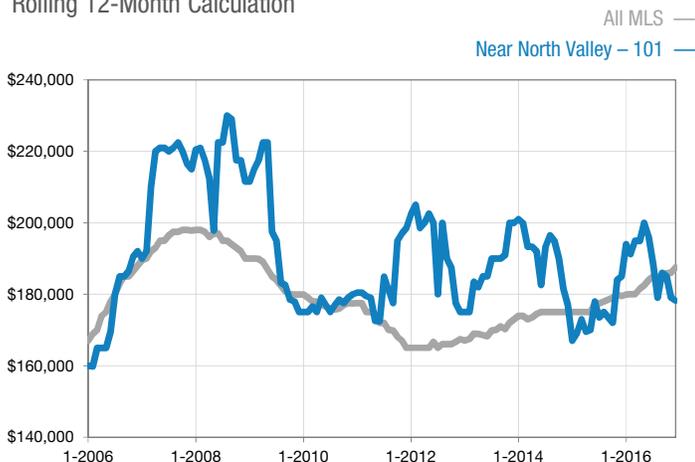
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	5	3	- 40.0%	78	89	+ 14.1%
Pending Sales	1	2	+ 100.0%	52	56	+ 7.7%
Closed Sales	5	4	- 20.0%	50	58	+ 16.0%
Days on Market Until Sale	201	8	- 96.0%	70	46	- 34.3%
Median Sales Price*	\$175,000	\$160,500	- 8.3%	\$147,000	\$142,250	- 3.2%
Average Sales Price*	\$193,600	\$165,125	- 14.7%	\$165,184	\$163,678	- 0.9%
Percent of List Price Received*	96.2%	97.7%	+ 1.6%	96.6%	97.1%	+ 0.5%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

* 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.

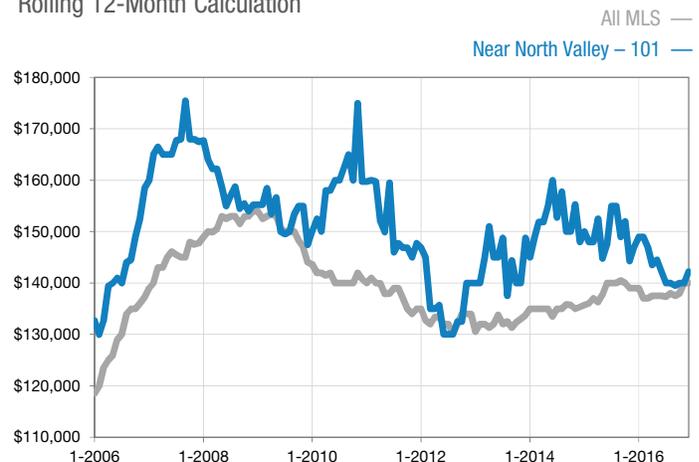
Median Sales Price - Single-Family Detached

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.