

Local Market Update for December 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	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	65	49	- 24.6%
Pending Sales	1	1	0.0%	39	24	- 38.5%
Closed Sales	3	1	- 66.7%	41	24	- 41.5%
Days on Market Until Sale	29	16	- 44.8%	89	54	- 39.3%
Median Sales Price*	\$255,000	\$551,000	+ 116.1%	\$315,000	\$307,500	- 2.4%
Average Sales Price*	\$246,667	\$551,000	+ 123.4%	\$418,244	\$339,746	- 18.8%
Percent of List Price Received*	99.6%	105.4%	+ 5.8%	96.4%	98.0%	+ 1.7%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	2.5	7.3	+ 192.0%	--	--	--

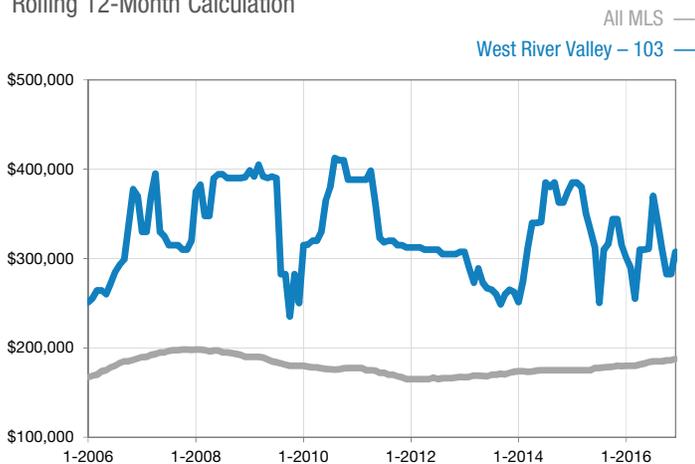
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
Key Metrics						
New Listings	0	0	0.0%	4	2	- 50.0%
Pending Sales	0	0	0.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	29	--	--	17	129	+ 658.8%
Median Sales Price*	\$190,000	--	--	\$194,000	\$207,675	+ 7.0%
Average Sales Price*	\$190,000	--	--	\$194,000	\$211,338	+ 8.9%
Percent of List Price Received*	96.0%	--	--	98.0%	96.2%	- 1.8%
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.

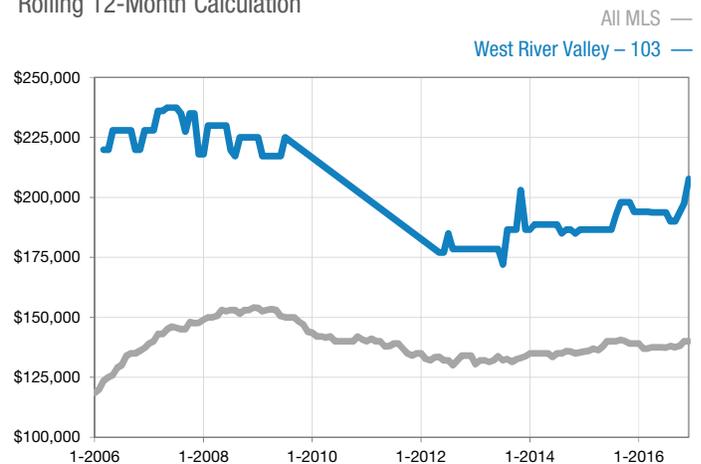
Median Sales Price - Single-Family Detached

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.