

Local Market Update for January 2017

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	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
Key Metrics						
New Listings	27	35	+ 29.6%	27	35	+ 29.6%
Pending Sales	15	15	0.0%	15	15	0.0%
Closed Sales	15	19	+ 26.7%	15	19	+ 26.7%
Days on Market Until Sale	51	54	+ 5.9%	51	54	+ 5.9%
Median Sales Price*	\$162,900	\$155,000	- 4.8%	\$162,900	\$155,000	- 4.8%
Average Sales Price*	\$213,127	\$205,916	- 3.4%	\$213,127	\$205,916	- 3.4%
Percent of List Price Received*	96.8%	94.8%	- 2.1%	96.8%	94.8%	- 2.1%
Inventory of Homes for Sale	80	72	- 10.0%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

* 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.

Single-Family Attached	January			Year to Date		
	2016	2017	Percent Change	Thru 1-2016	Thru 1-2017	Percent Change
Key Metrics						
New Listings	8	6	- 25.0%	8	6	- 25.0%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	13	21	+ 61.5%	13	21	+ 61.5%
Median Sales Price*	\$174,000	\$144,750	- 16.8%	\$174,000	\$144,750	- 16.8%
Average Sales Price*	\$146,500	\$144,750	- 1.2%	\$146,500	\$144,750	- 1.2%
Percent of List Price Received*	97.1%	97.1%	0.0%	97.1%	97.1%	0.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	4.0	2.9	- 27.5%	--	--	--

* 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.

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.