

# Local Market Update for July 2016

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>37</b>	+ 54.2%	184	<b>224</b>	+ 21.7%
Pending Sales	21	<b>23</b>	+ 9.5%	103	<b>144</b>	+ 39.8%
Closed Sales	17	<b>22</b>	+ 29.4%	88	<b>127</b>	+ 44.3%
Days on Market Until Sale	65	<b>51</b>	- 21.5%	59	<b>47</b>	- 20.3%
Median Sales Price*	\$289,000	<b>\$315,000</b>	+ 9.0%	\$291,500	<b>\$290,000</b>	- 0.5%
Average Sales Price*	\$295,500	<b>\$344,672</b>	+ 16.6%	\$291,112	<b>\$309,316</b>	+ 6.3%
Percent of List Price Received*	97.2%	<b>97.7%</b>	+ 0.5%	96.3%	<b>97.6%</b>	+ 1.3%
Inventory of Homes for Sale	77	<b>70</b>	- 9.1%	--	--	--
Months Supply of Inventory	5.5	<b>4.2</b>	- 23.6%	--	--	--

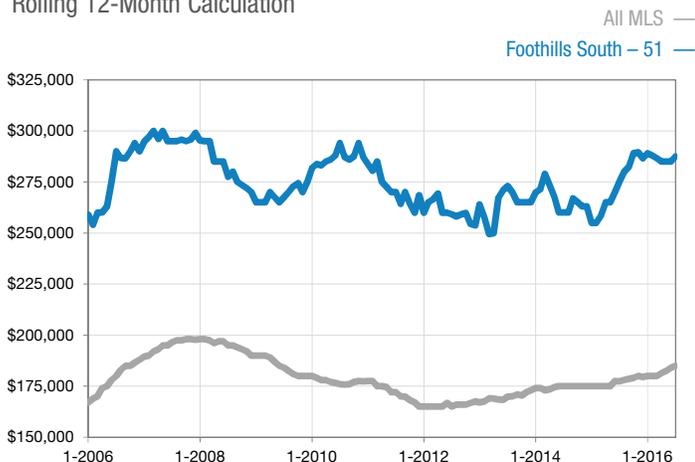
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	9	<b>5</b>	- 44.4%	43	<b>43</b>	0.0%
Pending Sales	5	<b>5</b>	0.0%	24	<b>28</b>	+ 16.7%
Closed Sales	7	<b>3</b>	- 57.1%	20	<b>27</b>	+ 35.0%
Days on Market Until Sale	18	<b>43</b>	+ 138.9%	37	<b>50</b>	+ 35.1%
Median Sales Price*	\$150,000	<b>\$136,500</b>	- 9.0%	\$150,000	<b>\$140,000</b>	- 6.7%
Average Sales Price*	\$159,143	<b>\$134,167</b>	- 15.7%	\$170,790	<b>\$153,611</b>	- 10.1%
Percent of List Price Received*	97.4%	<b>104.4%</b>	+ 7.2%	96.4%	<b>97.3%</b>	+ 0.9%
Inventory of Homes for Sale	16	<b>14</b>	- 12.5%	--	--	--
Months Supply of Inventory	5.5	<b>3.9</b>	- 29.1%	--	--	--

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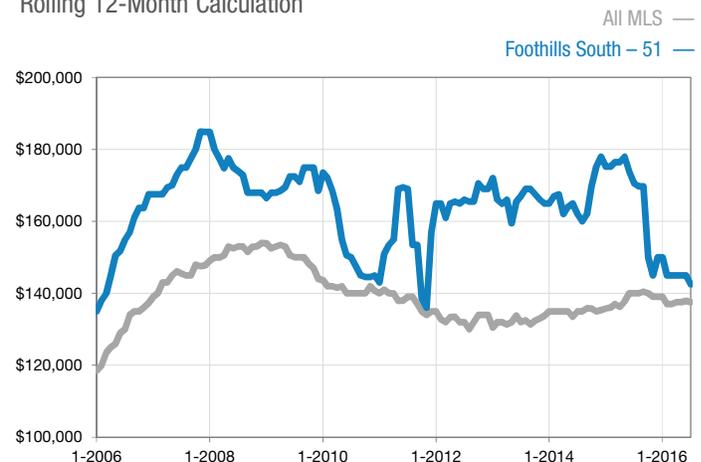
### Median Sales Price - Single-Family Detached

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.