

# Local Market Update for July 2016

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



## 87122

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	61	<b>48</b>	- 21.3%	391	<b>359</b>	- 8.2%
Pending Sales	25	<b>29</b>	+ 16.0%	205	<b>199</b>	- 2.9%
Closed Sales	31	<b>22</b>	- 29.0%	185	<b>185</b>	0.0%
Days on Market Until Sale	35	<b>25</b>	- 28.6%	53	<b>49</b>	- 7.5%
Median Sales Price*	\$408,000	<b>\$375,000</b>	- 8.1%	\$425,000	<b>\$452,500</b>	+ 6.5%
Average Sales Price*	\$462,268	<b>\$453,723</b>	- 1.8%	\$493,613	<b>\$498,804</b>	+ 1.1%
Percent of List Price Received*	97.8%	<b>97.8%</b>	0.0%	97.3%	<b>97.6%</b>	+ 0.3%
Inventory of Homes for Sale	156	<b>140</b>	- 10.3%	--	--	--
Months Supply of Inventory	6.5	<b>5.4</b>	- 16.9%	--	--	--

\* 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.

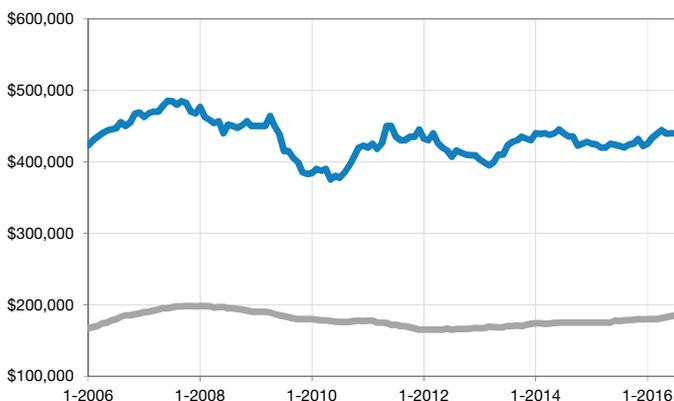
Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>5</b>	+ 25.0%	14	<b>14</b>	0.0%
Pending Sales	1	<b>1</b>	0.0%	6	<b>7</b>	+ 16.7%
Closed Sales	1	<b>1</b>	0.0%	7	<b>5</b>	- 28.6%
Days on Market Until Sale	80	<b>24</b>	- 70.0%	47	<b>103</b>	+ 119.1%
Median Sales Price*	\$350,000	<b>\$370,000</b>	+ 5.7%	\$198,000	<b>\$239,000</b>	+ 20.7%
Average Sales Price*	\$350,000	<b>\$370,000</b>	+ 5.7%	\$241,571	<b>\$252,700</b>	+ 4.6%
Percent of List Price Received*	97.9%	<b>96.7%</b>	- 1.2%	96.5%	<b>96.4%</b>	- 0.1%
Inventory of Homes for Sale	6	<b>5</b>	- 16.7%	--	--	--
Months Supply of Inventory	3.9	<b>3.2</b>	- 17.9%	--	--	--

\* 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.

### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

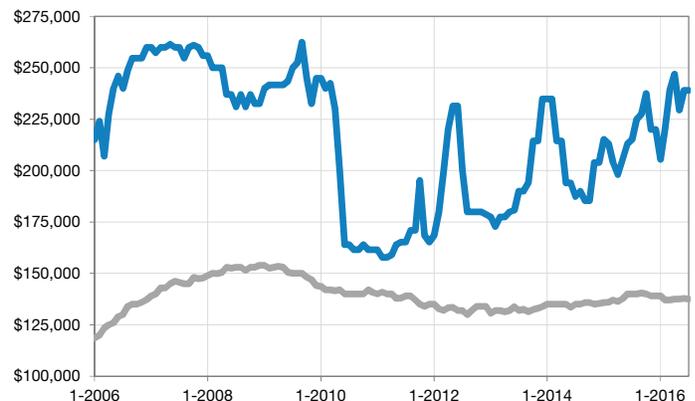
All MLS —  
87122 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87122 —



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.