

# Local Market Update for July 2016

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



## South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

### Single-Family Detached

| Key Metrics                     | July      |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
|                                 | 2015      | 2016      | Percent Change | Thru 7-2015  | Thru 7-2016 | Percent Change |
| New Listings                    | 6         | 3         | - 50.0%        | 33           | 25          | - 24.2%        |
| Pending Sales                   | 1         | 4         | + 300.0%       | 20           | 17          | - 15.0%        |
| Closed Sales                    | 5         | 2         | - 60.0%        | 22           | 16          | - 27.3%        |
| Days on Market Until Sale       | 48        | 10        | - 79.2%        | 87           | 52          | - 40.2%        |
| Median Sales Price*             | \$210,000 | \$155,000 | - 26.2%        | \$170,500    | \$161,500   | - 5.3%         |
| Average Sales Price*            | \$197,460 | \$155,000 | - 21.5%        | \$180,930    | \$163,653   | - 9.5%         |
| Percent of List Price Received* | 98.6%     | 93.7%     | - 5.0%         | 97.4%        | 96.8%       | - 0.6%         |
| Inventory of Homes for Sale     | 19        | 16        | - 15.8%        | --           | --          | --             |
| Months Supply of Inventory      | 5.8       | 5.6       | - 3.4%         | --           | --          | --             |

\* 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.

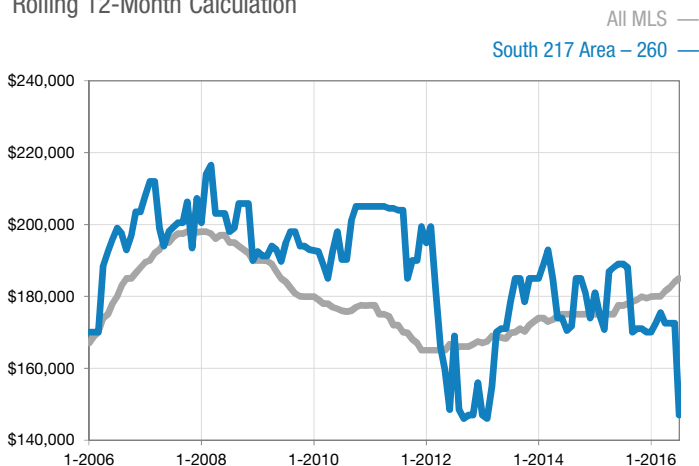
### Single-Family Attached

| Key Metrics                     | July |      |                | Year to Date |             |                |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
|                                 | 2015 | 2016 | Percent Change | Thru 7-2015  | Thru 7-2016 | Percent Change |
| New Listings                    | 0    | 0    | 0.0%           | 0            | 1           | --             |
| Pending Sales                   | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Closed Sales                    | 0    | 0    | 0.0%           | 0            | 0           | 0.0%           |
| Days on Market Until Sale       | --   | --   | --             | --           | --          | --             |
| Median Sales Price*             | --   | --   | --             | --           | --          | --             |
| Average Sales Price*            | --   | --   | --             | --           | --          | --             |
| Percent of List Price Received* | --   | --   | --             | --           | --          | --             |
| Inventory of Homes for Sale     | 0    | 0    | 0.0%           | --           | --          | --             |
| Months Supply of Inventory      | --   | --   | --             | --           | --          | --             |

\* 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.

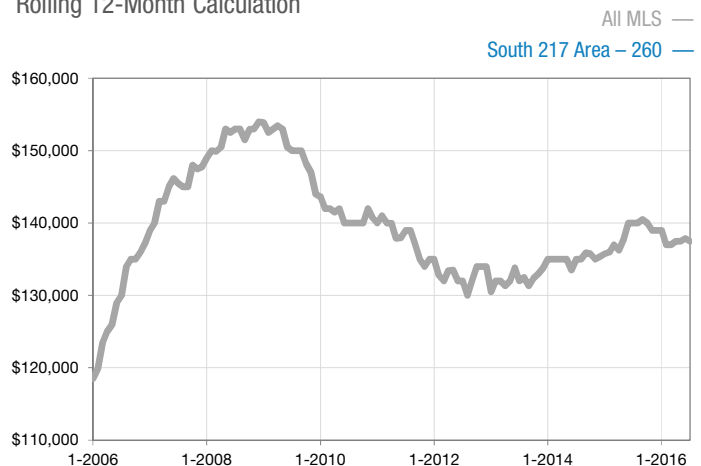
### Median Sales Price - Single-Family Detached

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.