

Local Market Update for July 2016

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	23	20	- 13.0%	140	155	+ 10.7%
Pending Sales	9	12	+ 33.3%	82	71	- 13.4%
Closed Sales	10	15	+ 50.0%	70	67	- 4.3%
Days on Market Until Sale	80	44	- 45.0%	79	54	- 31.6%
Median Sales Price*	\$205,750	\$190,000	- 7.7%	\$199,000	\$160,000	- 19.6%
Average Sales Price*	\$204,349	\$218,943	+ 7.1%	\$240,725	\$225,182	- 6.5%
Percent of List Price Received*	97.7%	95.2%	- 2.6%	97.3%	96.6%	- 0.7%
Inventory of Homes for Sale	68	77	+ 13.2%	--	--	--
Months Supply of Inventory	6.6	7.1	+ 7.6%	--	--	--

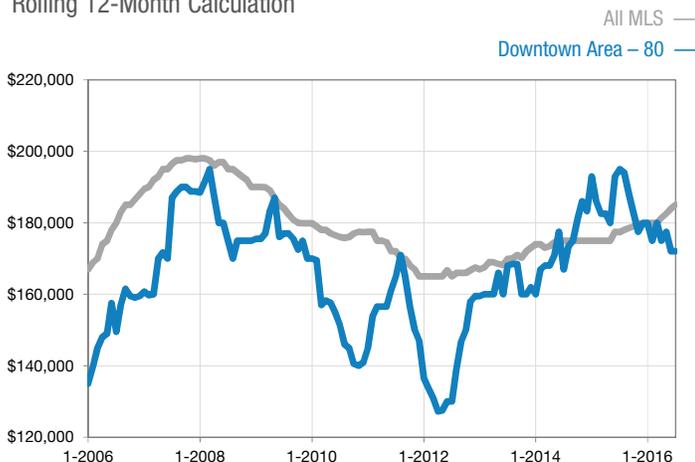
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	20	10	- 50.0%	110	100	- 9.1%
Pending Sales	4	8	+ 100.0%	42	56	+ 33.3%
Closed Sales	5	11	+ 120.0%	47	58	+ 23.4%
Days on Market Until Sale	58	57	- 1.7%	49	43	- 12.2%
Median Sales Price*	\$173,020	\$186,000	+ 7.5%	\$188,700	\$188,063	- 0.3%
Average Sales Price*	\$183,886	\$184,417	+ 0.3%	\$191,005	\$179,617	- 6.0%
Percent of List Price Received*	99.6%	99.8%	+ 0.2%	98.5%	99.6%	+ 1.1%
Inventory of Homes for Sale	70	44	- 37.1%	--	--	--
Months Supply of Inventory	10.8	5.4	- 50.0%	--	--	--

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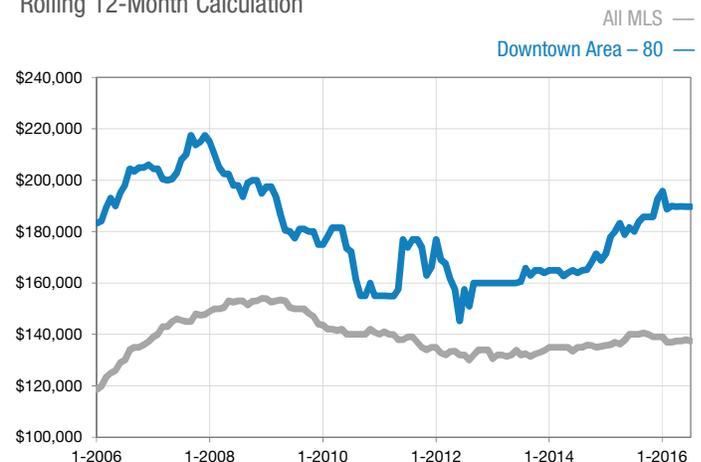
Median Sales Price - Single-Family Detached

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.