

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		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	61	48	- 21.3%	391	359	- 8.2%
Pending Sales	25	29	+ 16.0%	205	199	- 2.9%
Closed Sales	31	22	- 29.0%	185	185	0.0%
Days on Market Until Sale	35	25	- 28.6%	53	49	- 7.5%
Median Sales Price*	\$408,000	\$375,000	- 8.1%	\$425,000	\$452,500	+ 6.5%
Average Sales Price*	\$462,268	\$453,723	- 1.8%	\$493,613	\$498,804	+ 1.1%
Percent of List Price Received*	97.8%	97.8%	0.0%	97.3%	97.6%	+ 0.3%
Inventory of Homes for Sale	156	140	- 10.3%	--	--	--
Months Supply of Inventory	6.5	5.4	- 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.

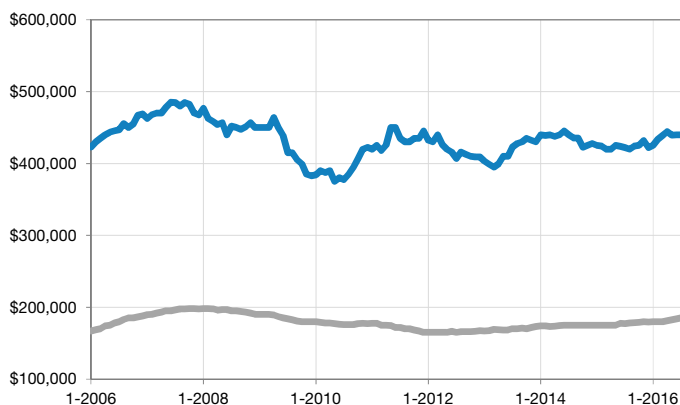
Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	4	5	+ 25.0%	14	14	0.0%
Pending Sales	1	1	0.0%	6	7	+ 16.7%
Closed Sales	1	1	0.0%	7	5	- 28.6%
Days on Market Until Sale	80	24	- 70.0%	47	103	+ 119.1%
Median Sales Price*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

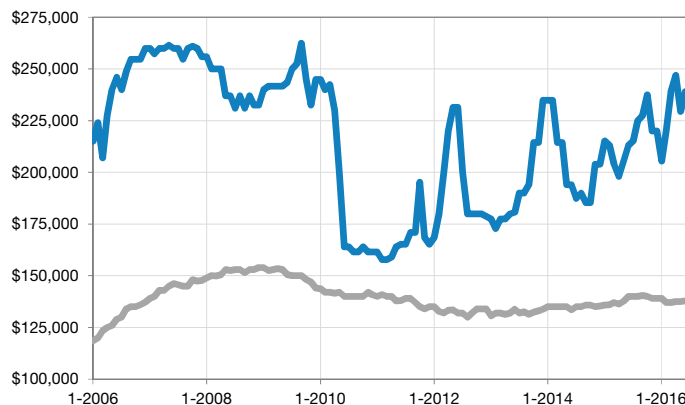
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.