Local Market Update for July 2016

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

gaar

Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached

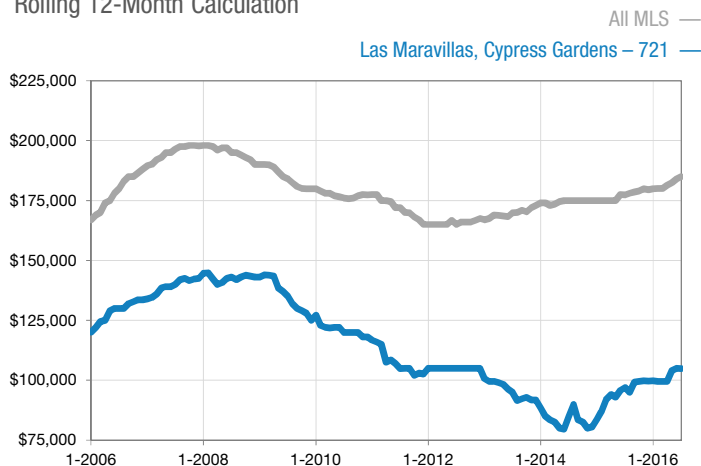| Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	11	8	- 27.3%	72	64	- 11.1%
Pending Sales	5	9	+ 80.0%	54	50	- 7.4%
Closed Sales	8	6	- 25.0%	63	42	- 33.3%
Days on Market Until Sale	19	166	+ 773.7%	60	82	+ 36.7%
Median Sales Price*	$114,000	$121,450	+ 6.5%	$104,000	$114,450	+ 10.0%
Average Sales Price*	$113,550	$136,267	+ 20.0%	$104,164	$112,567	+ 8.1%
Percent of List Price Received*	97.9%	99.3%	+ 1.4%	97.4%	98.9%	+ 1.5%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	5.1	3.8	- 25.5%	--	--	--

* 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	0	0.0%
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.
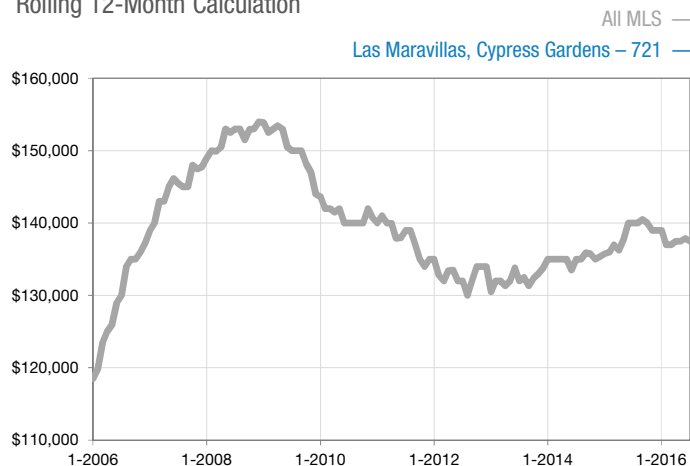
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Las Maravillas, Cypress Gardens – 721 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Las Maravillas, Cypress Gardens – 721 —

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.