

Local Market Update for July 2016

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	10	8	- 20.0%	66	54	- 18.2%
Pending Sales	5	7	+ 40.0%	40	36	- 10.0%
Closed Sales	2	5	+ 150.0%	33	30	- 9.1%
Days on Market Until Sale	27	66	+ 144.4%	105	87	- 17.1%
Median Sales Price*	\$229,664	\$282,500	+ 23.0%	\$167,500	\$234,950	+ 40.3%
Average Sales Price*	\$229,664	\$256,180	+ 11.5%	\$169,010	\$227,468	+ 34.6%
Percent of List Price Received*	94.2%	96.9%	+ 2.9%	93.1%	97.6%	+ 4.8%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	7.7	7.7	0.0%	--	--	--

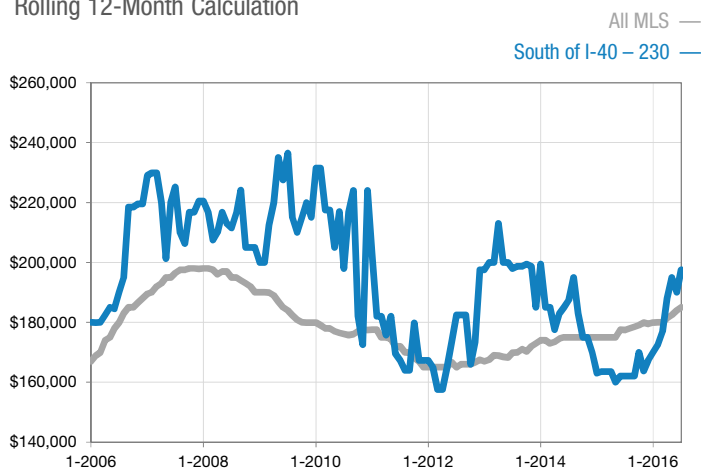
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	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.

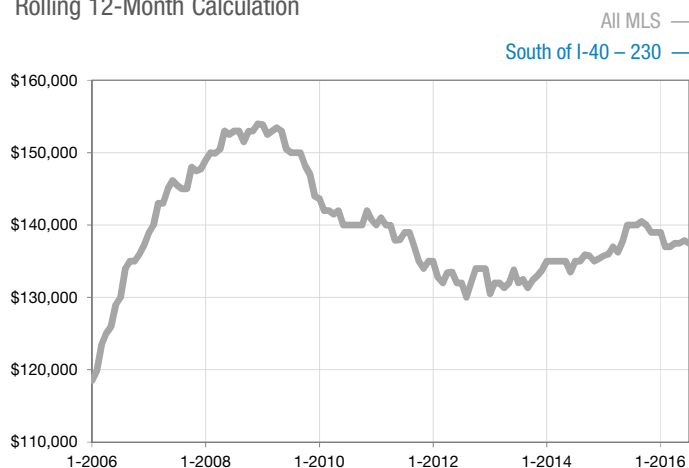
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.