

Local Market Update for July 2016

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	19	13	- 31.6%	120	119	- 0.8%
Pending Sales	8	12	+ 50.0%	65	59	- 9.2%
Closed Sales	12	12	0.0%	66	54	- 18.2%
Days on Market Until Sale	70	87	+ 24.3%	83	64	- 22.9%
Median Sales Price*	\$246,750	\$236,500	- 4.2%	\$215,000	\$224,750	+ 4.5%
Average Sales Price*	\$246,208	\$243,103	- 1.3%	\$242,311	\$231,329	- 4.5%
Percent of List Price Received*	97.8%	97.2%	- 0.6%	95.7%	96.0%	+ 0.3%
Inventory of Homes for Sale	65	56	- 13.8%	--	--	--
Months Supply of Inventory	7.2	6.2	- 13.9%	--	--	--

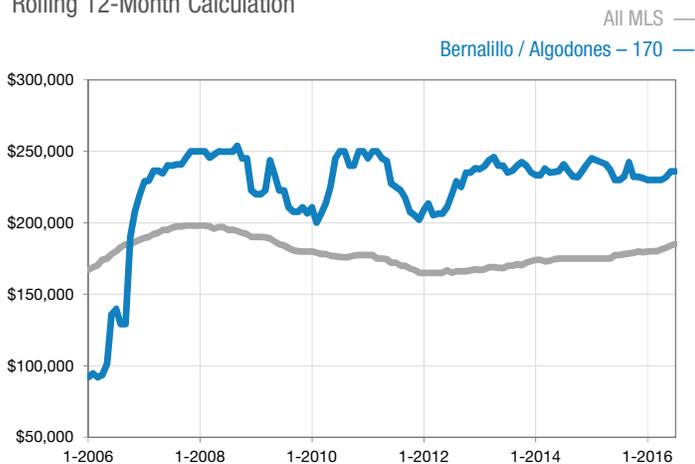
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	0	1	--	1	5	+ 400.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Days on Market Until Sale	35	68	+ 94.3%	48	68	+ 41.7%
Median Sales Price*	\$120,000	\$58,000	- 51.7%	\$89,000	\$58,000	- 34.8%
Average Sales Price*	\$120,000	\$58,000	- 51.7%	\$81,333	\$58,000	- 28.7%
Percent of List Price Received*	92.3%	92.6%	+ 0.3%	94.4%	92.6%	- 1.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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.

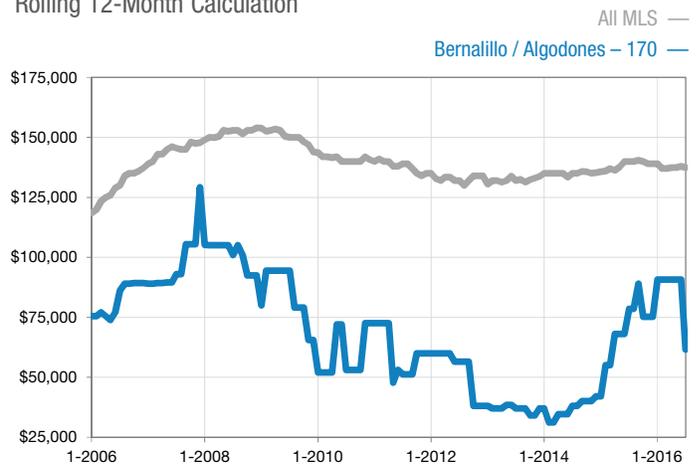
Median Sales Price - Single-Family Detached

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.