

Local Market Update for July 2016

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	24	37	+ 54.2%	184	224	+ 21.7%
Pending Sales	21	23	+ 9.5%	103	144	+ 39.8%
Closed Sales	17	22	+ 29.4%	88	127	+ 44.3%
Days on Market Until Sale	65	51	- 21.5%	59	47	- 20.3%
Median Sales Price*	\$289,000	\$315,000	+ 9.0%	\$291,500	\$290,000	- 0.5%
Average Sales Price*	\$295,500	\$344,672	+ 16.6%	\$291,112	\$309,316	+ 6.3%
Percent of List Price Received*	97.2%	97.7%	+ 0.5%	96.3%	97.6%	+ 1.3%
Inventory of Homes for Sale	77	70	- 9.1%	--	--	--
Months Supply of Inventory	5.5	4.2	- 23.6%	--	--	--

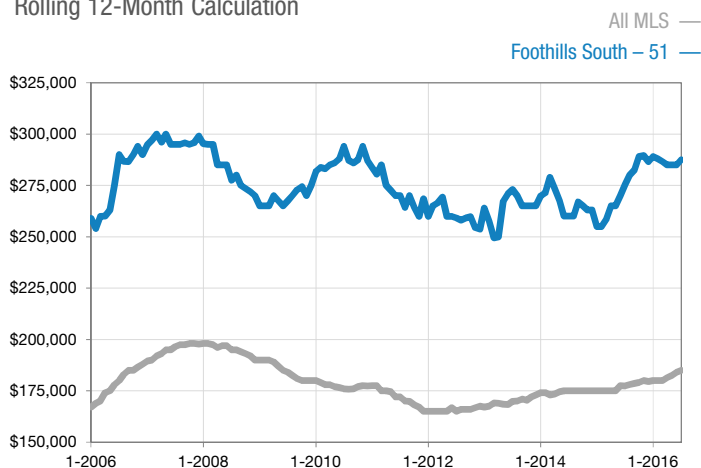
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	9	5	- 44.4%	43	43	0.0%
Pending Sales	5	5	0.0%	24	28	+ 16.7%
Closed Sales	7	3	- 57.1%	20	27	+ 35.0%
Days on Market Until Sale	18	43	+ 138.9%	37	50	+ 35.1%
Median Sales Price*	\$150,000	\$136,500	- 9.0%	\$150,000	\$140,000	- 6.7%
Average Sales Price*	\$159,143	\$134,167	- 15.7%	\$170,790	\$153,611	- 10.1%
Percent of List Price Received*	97.4%	104.4%	+ 7.2%	96.4%	97.3%	+ 0.9%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	5.5	3.9	- 29.1%	--	--	--

* 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.

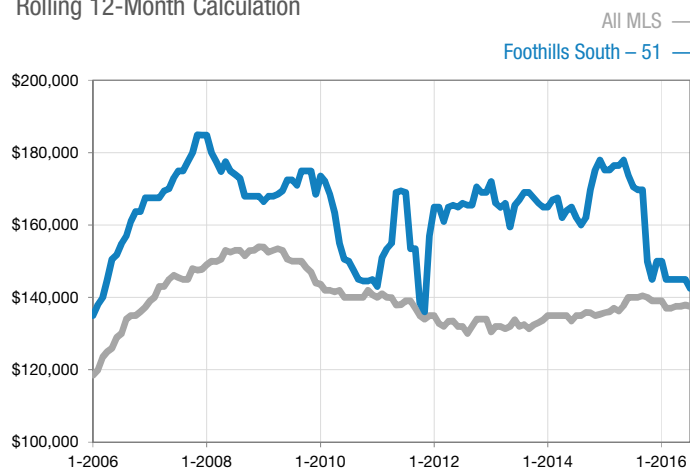
Median Sales Price - Single-Family Detached

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.