

Local Market Update for July 2016

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	37	28	- 24.3%	190	170	- 10.5%
Pending Sales	17	25	+ 47.1%	119	130	+ 9.2%
Closed Sales	18	22	+ 22.2%	109	110	+ 0.9%
Days on Market Until Sale	38	33	- 13.2%	51	50	- 2.0%
Median Sales Price*	\$200,000	\$220,000	+ 10.0%	\$209,800	\$221,000	+ 5.3%
Average Sales Price*	\$212,306	\$237,377	+ 11.8%	\$226,788	\$239,389	+ 5.6%
Percent of List Price Received*	97.3%	97.7%	+ 0.4%	97.0%	97.5%	+ 0.5%
Inventory of Homes for Sale	57	46	- 19.3%	--	--	--
Months Supply of Inventory	3.8	2.8	- 26.3%	--	--	--

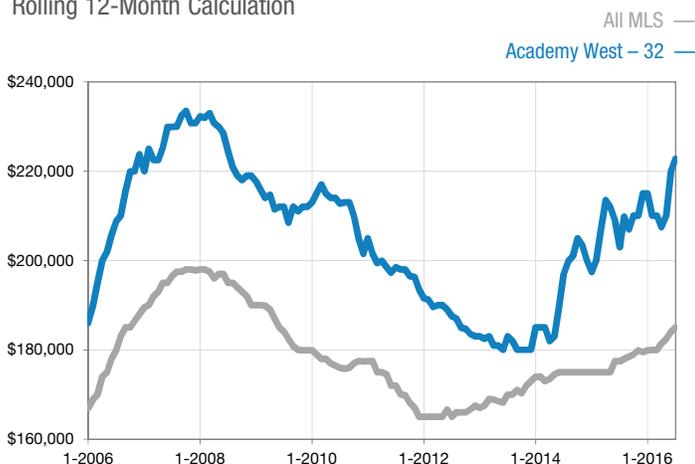
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	16	14	- 12.5%	87	103	+ 18.4%
Pending Sales	17	15	- 11.8%	60	75	+ 25.0%
Closed Sales	10	10	0.0%	50	63	+ 26.0%
Days on Market Until Sale	102	37	- 63.7%	91	58	- 36.3%
Median Sales Price*	\$150,000	\$148,450	- 1.0%	\$140,000	\$146,000	+ 4.3%
Average Sales Price*	\$123,460	\$130,790	+ 5.9%	\$130,609	\$133,959	+ 2.6%
Percent of List Price Received*	94.5%	97.4%	+ 3.1%	95.6%	96.4%	+ 0.8%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

* 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.