

Local Market Update for July 2016

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



87112

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	71	77	+ 8.5%	443	500	+ 12.9%
Pending Sales	53	57	+ 7.5%	340	370	+ 8.8%
Closed Sales	51	55	+ 7.8%	305	323	+ 5.9%
Days on Market Until Sale	30	48	+ 60.0%	57	52	- 8.8%
Median Sales Price*	\$173,000	\$185,000	+ 6.9%	\$159,500	\$174,000	+ 9.1%
Average Sales Price*	\$179,411	\$226,743	+ 26.4%	\$172,156	\$199,553	+ 15.9%
Percent of List Price Received*	96.6%	98.2%	+ 1.7%	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	157	144	- 8.3%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

* 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.

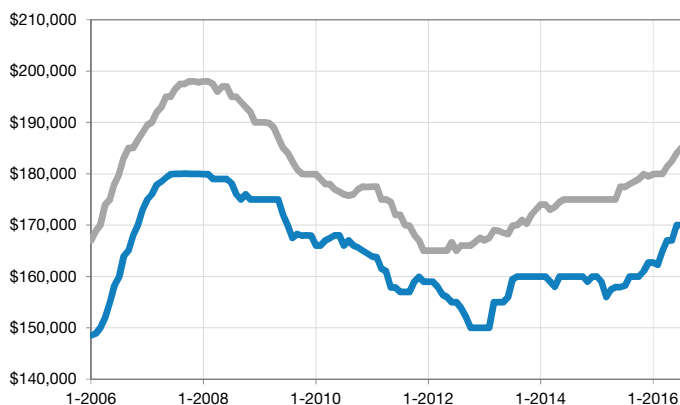
Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	5	8	+ 60.0%	54	61	+ 13.0%
Pending Sales	8	9	+ 12.5%	36	47	+ 30.6%
Closed Sales	11	5	- 54.5%	33	42	+ 27.3%
Days on Market Until Sale	69	62	- 10.1%	72	54	- 25.0%
Median Sales Price*	\$136,525	\$170,000	+ 24.5%	\$140,000	\$136,750	- 2.3%
Average Sales Price*	\$133,320	\$161,620	+ 21.2%	\$139,968	\$133,749	- 4.4%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	96.3%	95.8%	- 0.5%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	4.4	3.1	- 29.5%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

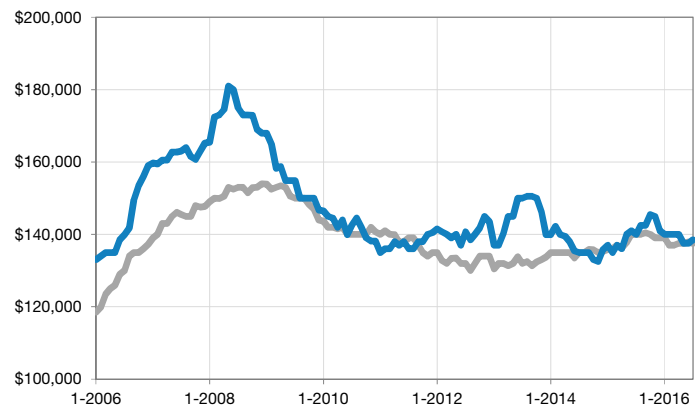
All MLS —
87112 —



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
87112 —



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.