

# Local Market Update for July 2016

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



## 87120

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	141	<b>126</b>	- 10.6%	893	<b>872</b>	- 2.4%
Pending Sales	86	<b>98</b>	+ 14.0%	535	<b>629</b>	+ 17.6%
Closed Sales	88	<b>97</b>	+ 10.2%	470	<b>564</b>	+ 20.0%
Days on Market Until Sale	61	<b>43</b>	- 29.5%	68	<b>54</b>	- 20.6%
Median Sales Price*	\$175,500	<b>\$203,000</b>	+ 15.7%	\$178,000	<b>\$190,000</b>	+ 6.7%
Average Sales Price*	\$200,101	<b>\$229,991</b>	+ 14.9%	\$206,702	<b>\$221,151</b>	+ 7.0%
Percent of List Price Received*	97.7%	<b>98.6%</b>	+ 0.9%	97.6%	<b>98.1%</b>	+ 0.5%
Inventory of Homes for Sale	388	<b>269</b>	- 30.7%	--	--	--
Months Supply of Inventory	6.0	<b>3.3</b>	- 45.0%	--	--	--

\* 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.

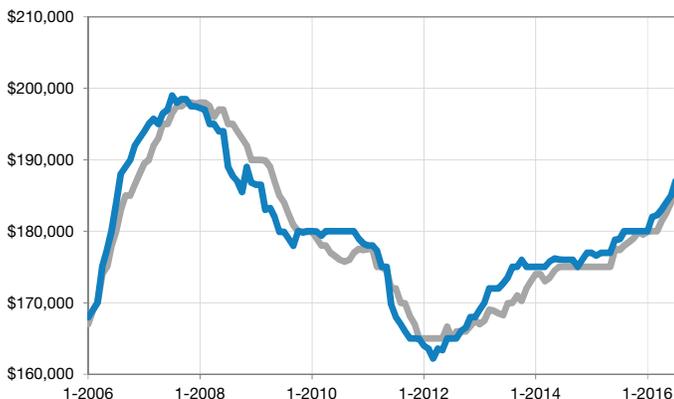
Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	23	<b>11</b>	- 52.2%	121	<b>111</b>	- 8.3%
Pending Sales	10	<b>16</b>	+ 60.0%	71	<b>91</b>	+ 28.2%
Closed Sales	11	<b>9</b>	- 18.2%	64	<b>82</b>	+ 28.1%
Days on Market Until Sale	69	<b>56</b>	- 18.8%	72	<b>49</b>	- 31.9%
Median Sales Price*	\$125,000	<b>\$113,000</b>	- 9.6%	\$123,950	<b>\$125,500</b>	+ 1.3%
Average Sales Price*	\$135,545	<b>\$145,611</b>	+ 7.4%	\$156,077	<b>\$142,362</b>	- 8.8%
Percent of List Price Received*	94.9%	<b>96.7%</b>	+ 1.9%	96.9%	<b>98.3%</b>	+ 1.4%
Inventory of Homes for Sale	57	<b>24</b>	- 57.9%	--	--	--
Months Supply of Inventory	5.6	<b>1.9</b>	- 66.1%	--	--	--

\* 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

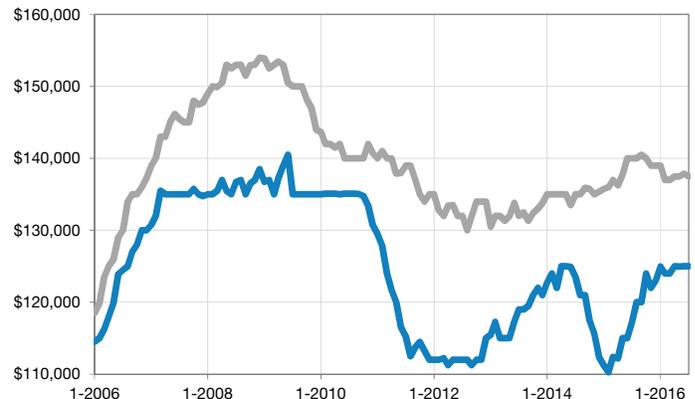
All MLS —  
87120 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87120 —



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.