

Local Market Update for July 2016

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	34	34	0.0%	224	223	- 0.4%
Pending Sales	17	16	- 5.9%	116	130	+ 12.1%
Closed Sales	23	20	- 13.0%	98	114	+ 16.3%
Days on Market Until Sale	57	43	- 24.6%	59	58	- 1.7%
Median Sales Price*	\$190,000	\$196,750	+ 3.6%	\$203,000	\$212,500	+ 4.7%
Average Sales Price*	\$228,924	\$215,325	- 5.9%	\$222,385	\$217,651	- 2.1%
Percent of List Price Received*	96.7%	95.9%	- 0.8%	96.1%	97.4%	+ 1.4%
Inventory of Homes for Sale	94	95	+ 1.1%	--	--	--
Months Supply of Inventory	6.4	6.0	- 6.3%	--	--	--

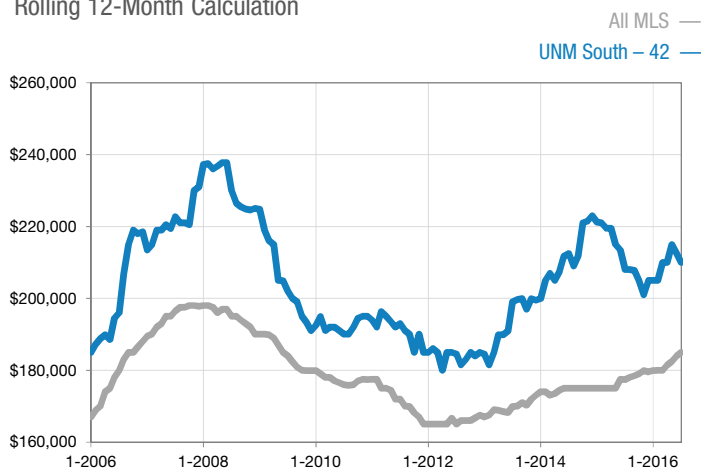
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	3	2	- 33.3%	21	26	+ 23.8%
Pending Sales	1	1	0.0%	9	12	+ 33.3%
Closed Sales	2	0	- 100.0%	8	11	+ 37.5%
Days on Market Until Sale	14	--	--	22	48	+ 118.2%
Median Sales Price*	\$199,500	--	--	\$172,000	\$85,000	- 50.6%
Average Sales Price*	\$199,500	--	--	\$145,188	\$149,045	+ 2.7%
Percent of List Price Received*	93.0%	--	--	92.6%	94.4%	+ 1.9%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	6.6	8.9	+ 34.8%	--	--	--

* 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.

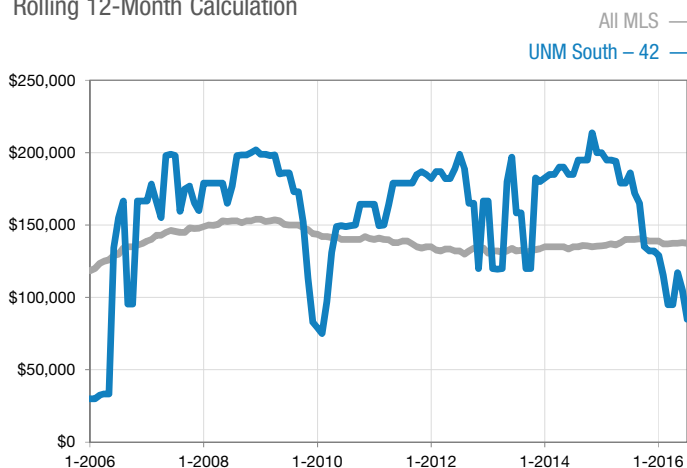
Median Sales Price - Single-Family Detached

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.