

Local Market Update for July 2016

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 14 | 8 | - 42.9% | 71 | 72 | + 1.4% |
| Pending Sales | 4 | 5 | + 25.0% | 27 | 35 | + 29.6% |
| Closed Sales | 8 | 4 | - 50.0% | 26 | 30 | + 15.4% |
| Days on Market Until Sale | 90 | 167 | + 85.6% | 108 | 78 | - 27.8% |
| Median Sales Price* | \$197,250 | \$207,500 | + 5.2% | \$200,000 | \$208,500 | + 4.3% |
| Average Sales Price* | \$230,763 | \$198,832 | - 13.8% | \$207,680 | \$210,131 | + 1.2% |
| Percent of List Price Received* | 104.9% | 95.8% | - 8.7% | 98.7% | 94.6% | - 4.2% |
| Inventory of Homes for Sale | 49 | 37 | - 24.5% | -- | -- | -- |
| Months Supply of Inventory | 14.0 | 7.3 | - 47.9% | -- | -- | -- |

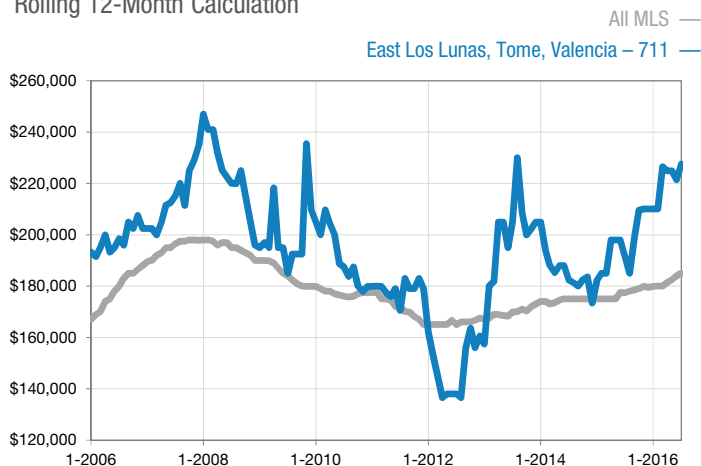
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Days on Market Until Sale | -- | -- | -- | -- | -- | -- |
| Median Sales Price* | -- | -- | -- | -- | -- | -- |
| Average Sales Price* | -- | -- | -- | -- | -- | -- |
| Percent of List Price Received* | -- | -- | -- | -- | -- | -- |
| Inventory of Homes for Sale | 0 | 0 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | -- | -- | -- | -- | -- |

* 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.

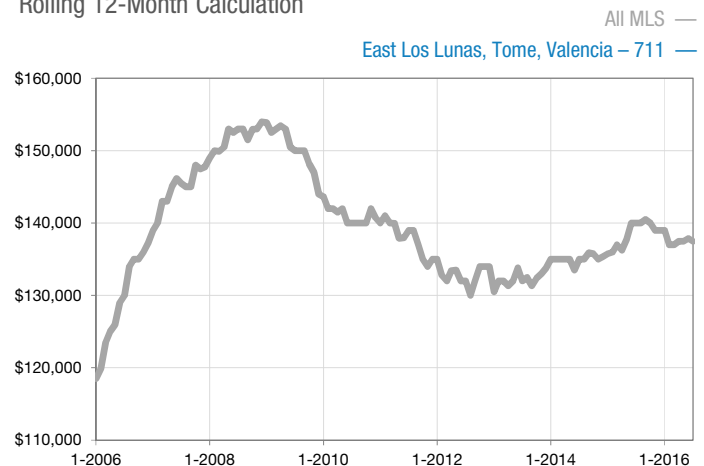
Median Sales Price - Single-Family Detached

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.