

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 | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| 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% | -- | -- | -- |

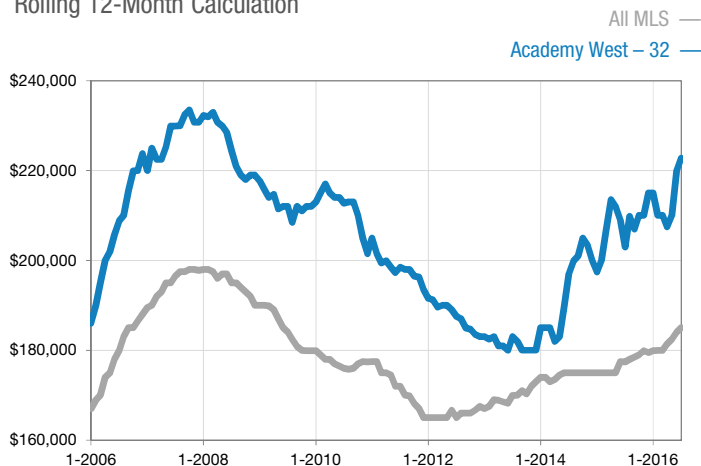
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| 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.

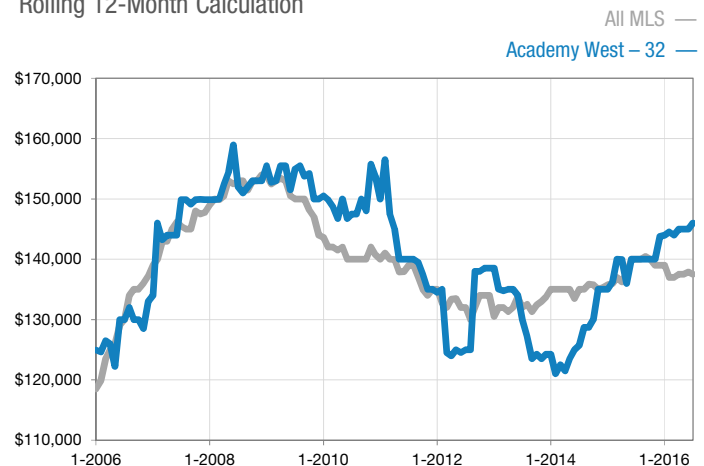
Median Sales Price - Single-Family Detached

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.