

Local Market Update for July 2016

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	21	26	+ 23.8%	139	148	+ 6.5%
Pending Sales	14	20	+ 42.9%	83	92	+ 10.8%
Closed Sales	9	5	- 44.4%	68	73	+ 7.4%
Days on Market Until Sale	46	86	+ 87.0%	83	60	- 27.7%
Median Sales Price*	\$120,474	\$89,000	- 26.1%	\$119,715	\$113,000	- 5.6%
Average Sales Price*	\$119,645	\$115,200	- 3.7%	\$125,951	\$126,080	+ 0.1%
Percent of List Price Received*	94.5%	92.5%	- 2.1%	95.9%	96.4%	+ 0.5%
Inventory of Homes for Sale	61	59	- 3.3%	--	--	--
Months Supply of Inventory	5.8	5.0	- 13.8%	--	--	--

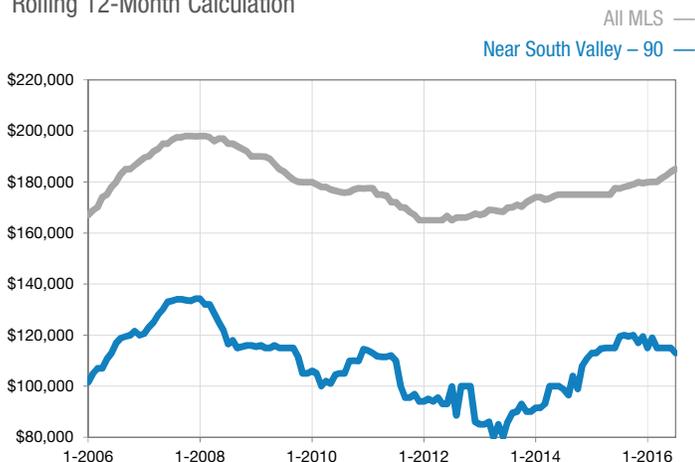
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	7	3	- 57.1%
Pending Sales	2	0	- 100.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	106	--	--	118	52	- 55.9%
Median Sales Price*	\$29,500	--	--	\$42,250	\$70,000	+ 65.7%
Average Sales Price*	\$29,500	--	--	\$42,250	\$70,000	+ 65.7%
Percent of List Price Received*	65.6%	--	--	78.7%	97.5%	+ 23.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	3.2	0.7	- 78.1%	--	--	--

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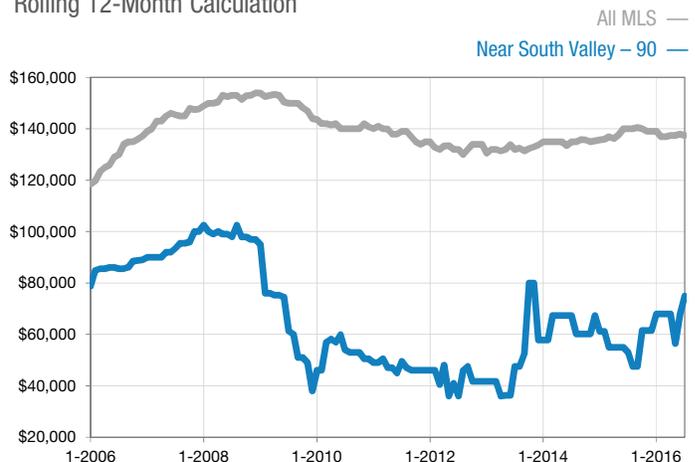
Median Sales Price - Single-Family Detached

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.