

Local Market Update for July 2016

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	46	34	- 26.1%	299	257	- 14.0%
Pending Sales	23	24	+ 4.3%	147	159	+ 8.2%
Closed Sales	20	22	+ 10.0%	124	138	+ 11.3%
Days on Market Until Sale	56	63	+ 12.5%	70	59	- 15.7%
Median Sales Price*	\$212,000	\$183,000	- 13.7%	\$179,000	\$179,075	+ 0.0%
Average Sales Price*	\$254,151	\$241,927	- 4.8%	\$239,356	\$242,024	+ 1.1%
Percent of List Price Received*	97.3%	97.4%	+ 0.1%	96.8%	96.7%	- 0.1%
Inventory of Homes for Sale	144	94	- 34.7%	--	--	--
Months Supply of Inventory	7.4	4.3	- 41.9%	--	--	--

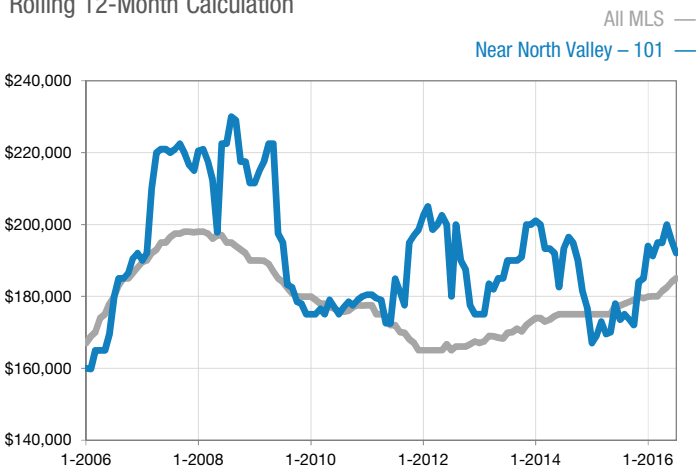
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	12	5	- 58.3%	52	60	+ 15.4%
Pending Sales	7	4	- 42.9%	29	35	+ 20.7%
Closed Sales	5	5	0.0%	23	33	+ 43.5%
Days on Market Until Sale	40	35	- 12.5%	49	48	- 2.0%
Median Sales Price*	\$158,000	\$140,000	- 11.4%	\$155,000	\$140,000	- 9.7%
Average Sales Price*	\$171,800	\$144,800	- 15.7%	\$168,415	\$155,205	- 7.8%
Percent of List Price Received*	97.0%	94.7%	- 2.4%	96.6%	97.3%	+ 0.7%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	7.1	4.1	- 42.3%	--	--	--

* 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.

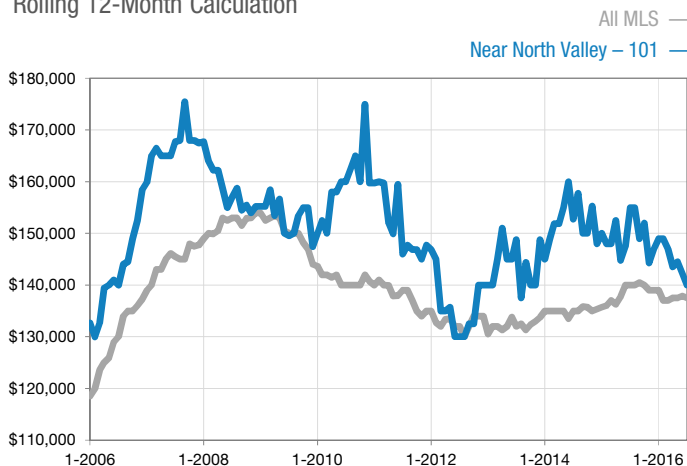
Median Sales Price - Single-Family Detached

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.