

Local Market Update for July 2016

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



North Valley – 100

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

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	41	39	- 4.9%	242	218	- 9.9%
Pending Sales	24	21	- 12.5%	128	121	- 5.5%
Closed Sales	22	21	- 4.5%	107	105	- 1.9%
Days on Market Until Sale	51	20	- 60.8%	62	53	- 14.5%
Median Sales Price*	\$232,328	\$255,081	+ 9.8%	\$239,655	\$284,900	+ 18.9%
Average Sales Price*	\$262,712	\$309,301	+ 17.7%	\$294,128	\$365,396	+ 24.2%
Percent of List Price Received*	95.2%	96.9%	+ 1.8%	96.1%	96.4%	+ 0.3%
Inventory of Homes for Sale	112	106	- 5.4%	--	--	--
Months Supply of Inventory	7.0	6.8	- 2.9%	--	--	--

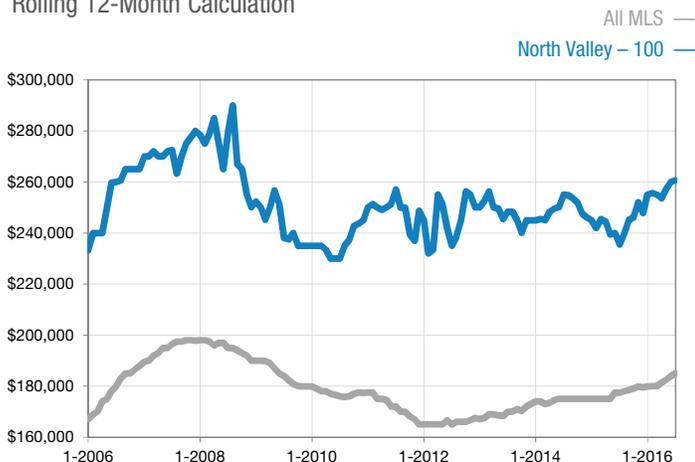
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	6	2	- 66.7%	32	23	- 28.1%
Pending Sales	3	4	+ 33.3%	22	22	0.0%
Closed Sales	3	4	+ 33.3%	18	18	0.0%
Days on Market Until Sale	99	60	- 39.4%	66	41	- 37.9%
Median Sales Price*	\$136,000	\$112,000	- 17.6%	\$123,950	\$120,000	- 3.2%
Average Sales Price*	\$153,423	\$110,900	- 27.7%	\$138,490	\$118,836	- 14.2%
Percent of List Price Received*	100.0%	97.6%	- 2.4%	95.5%	97.4%	+ 2.0%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	4.8	0.7	- 85.4%	--	--	--

* 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.

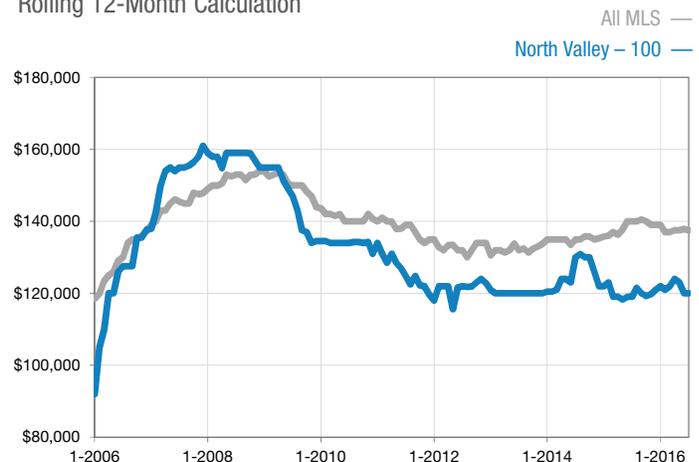
Median Sales Price - Single-Family Detached

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.