

Local Market Update for July 2016

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



87002

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	32	20	- 37.5%	212	170	- 19.8%
Pending Sales	16	15	- 6.3%	100	100	0.0%
Closed Sales	13	15	+ 15.4%	96	93	- 3.1%
Days on Market Until Sale	65	121	+ 86.2%	99	114	+ 15.2%
Median Sales Price*	\$80,000	\$90,000	+ 12.5%	\$87,000	\$112,000	+ 28.7%
Average Sales Price*	\$94,069	\$134,415	+ 42.9%	\$112,401	\$116,076	+ 3.3%
Percent of List Price Received*	95.4%	96.5%	+ 1.2%	93.6%	97.2%	+ 3.8%
Inventory of Homes for Sale	162	111	- 31.5%	--	--	--
Months Supply of Inventory	11.9	7.6	- 36.1%	--	--	--

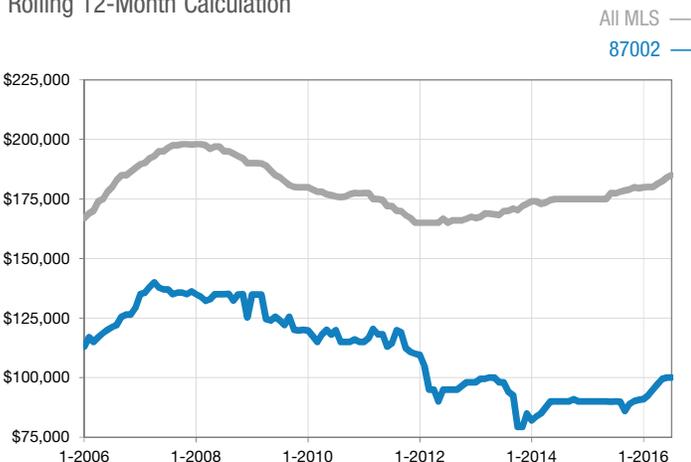
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	14	16	+ 14.3%
Pending Sales	2	1	- 50.0%	10	7	- 30.0%
Closed Sales	4	1	- 75.0%	8	8	0.0%
Days on Market Until Sale	181	121	- 33.1%	189	89	- 52.9%
Median Sales Price*	\$77,500	\$118,000	+ 52.3%	\$81,500	\$78,950	- 3.1%
Average Sales Price*	\$69,625	\$118,000	+ 69.5%	\$78,125	\$79,975	+ 2.4%
Percent of List Price Received*	93.5%	94.5%	+ 1.1%	93.6%	96.1%	+ 2.7%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	7.0	4.6	- 34.3%	--	--	--

* 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.

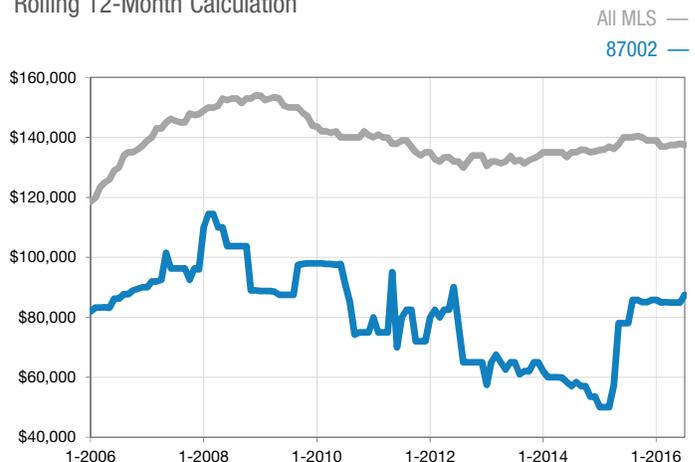
Median Sales Price - Single-Family Detached

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.