

Local Market Update for July 2016

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	86	87	+ 1.2%	605	636	+ 5.1%
Pending Sales	57	76	+ 33.3%	340	452	+ 32.9%
Closed Sales	52	77	+ 48.1%	296	388	+ 31.1%
Days on Market Until Sale	61	48	- 21.3%	68	57	- 16.2%
Median Sales Price*	\$208,000	\$213,000	+ 2.4%	\$201,500	\$212,755	+ 5.6%
Average Sales Price*	\$221,346	\$240,199	+ 8.5%	\$226,569	\$240,494	+ 6.1%
Percent of List Price Received*	98.0%	98.7%	+ 0.7%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	266	197	- 25.9%	--	--	--
Months Supply of Inventory	6.4	3.5	- 45.3%	--	--	--

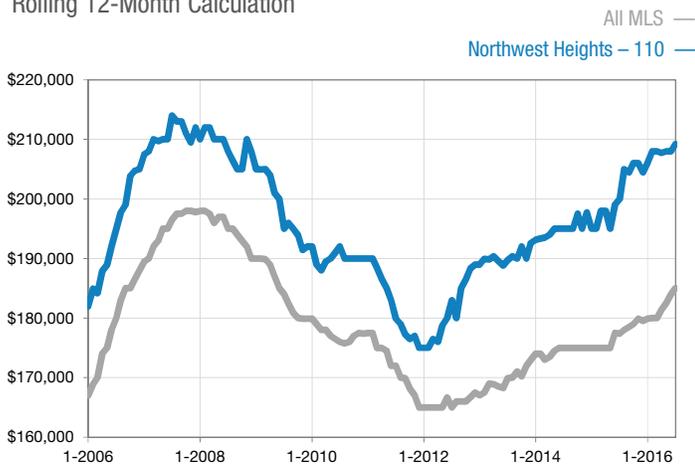
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	9	4	- 55.6%	39	37	- 5.1%
Pending Sales	3	4	+ 33.3%	28	27	- 3.6%
Closed Sales	6	3	- 50.0%	26	26	0.0%
Days on Market Until Sale	92	57	- 38.0%	65	48	- 26.2%
Median Sales Price*	\$153,250	\$113,000	- 26.3%	\$184,500	\$164,250	- 11.0%
Average Sales Price*	\$151,750	\$197,300	+ 30.0%	\$215,496	\$183,861	- 14.7%
Percent of List Price Received*	94.5%	97.1%	+ 2.8%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	4.6	2.0	- 56.5%	--	--	--

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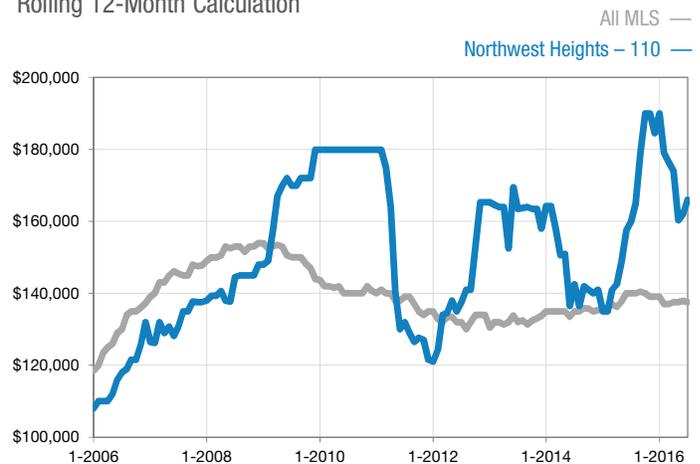
Median Sales Price - Single-Family Detached

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.