

Local Market Update for July 2016

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	11	4	- 63.6%	50	36	- 28.0%
Pending Sales	3	2	- 33.3%	25	17	- 32.0%
Closed Sales	8	3	- 62.5%	21	15	- 28.6%
Days on Market Until Sale	112	17	- 84.8%	104	60	- 42.3%
Median Sales Price*	\$176,250	\$405,000	+ 129.8%	\$250,500	\$310,000	+ 23.8%
Average Sales Price*	\$275,125	\$366,667	+ 33.3%	\$384,552	\$340,400	- 11.5%
Percent of List Price Received*	95.4%	98.6%	+ 3.4%	95.7%	98.0%	+ 2.4%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	6.7	7.4	+ 10.4%	--	--	--

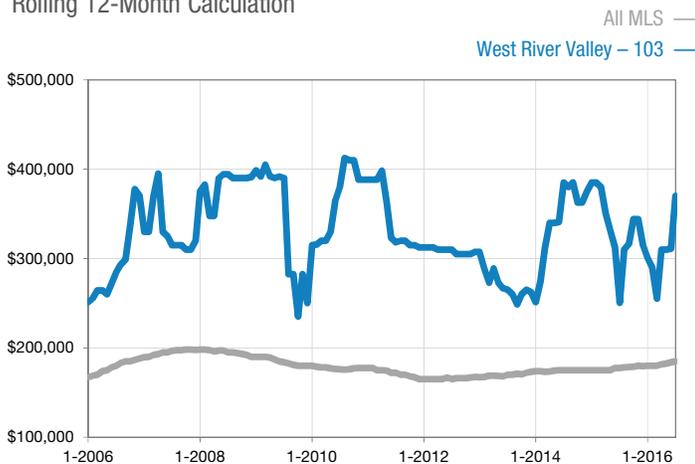
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	2	1	- 50.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	2	--
Days on Market Until Sale	--	--	--	--	61	--
Median Sales Price*	--	--	--	--	\$193,750	--
Average Sales Price*	--	--	--	--	\$193,750	--
Percent of List Price Received*	--	--	--	--	94.2%	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

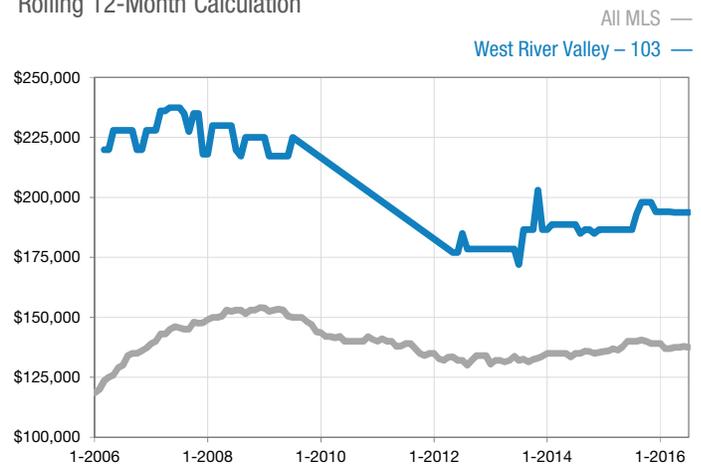
Median Sales Price - Single-Family Detached

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.