Local Market Update for July 2016

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

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87104

Single-Family Detached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	27	18	- 33.3%	149	127	- 14.8%
Pending Sales	11	8	- 27.3%	86	66	- 23.3%
Closed Sales	9	14	+ 55.6%	69	61	- 11.6%
Days on Market Until Sale	50	45	- 10.0%	83	56	- 32.5%
Median Sales Price*	$191,500	$292,000	+ 52.5%	$245,000	$285,000	+ 16.3%
Average Sales Price*	$211,124	$310,221	+ 46.9%	$292,748	$299,621	+ 2.3%
Percent of List Price Received*	98.8%	97.2%	- 1.6%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	60	66	+ 10.0%	--	--	--
Months Supply of Inventory	6.0	6.9	+ 15.0%	--	--	--

* 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.
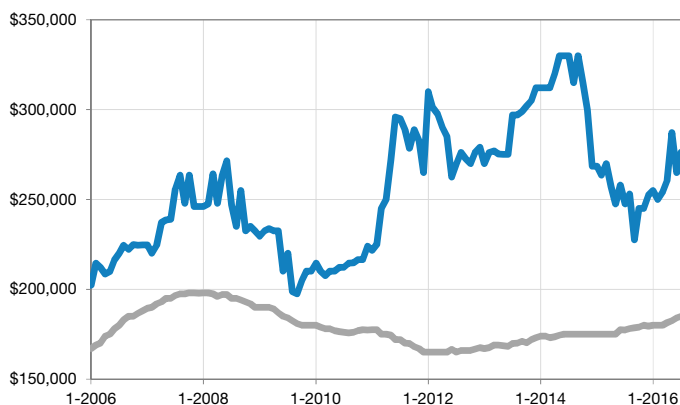
Single-Family Attached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	6	5	- 16.7%	51	50	- 2.0%
Pending Sales	4	6	+ 50.0%	23	38	+ 65.2%
Closed Sales	1	8	+ 700.0%	29	43	+ 48.3%
Days on Market Until Sale	24	26	+ 8.3%	32	24	- 25.0%
Median Sales Price*	$257,900	$188,976	- 26.7%	$199,500	$189,683	- 4.9%
Average Sales Price*	$257,900	$193,699	- 24.9%	$201,276	$187,812	- 6.7%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.4%	100.3%	+ 0.9%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	7.4	2.5	- 66.2%	--	--	--

* 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
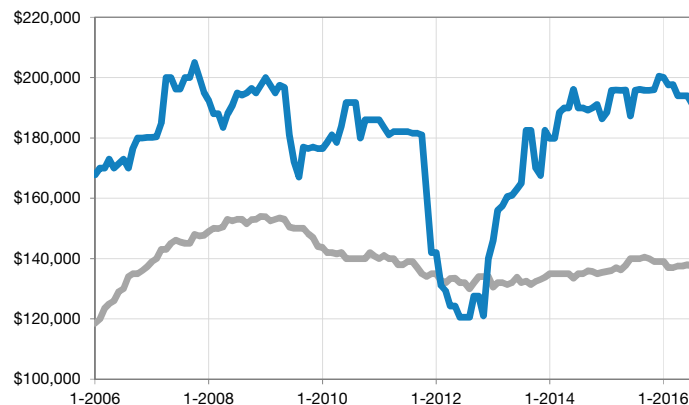Rolling 12-Month Calculation

All MLS —
87104 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
87104 —

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.