

# Local Market Update for July 2016

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



## Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	93	<b>78</b>	- 16.1%	621	<b>579</b>	- 6.8%
Pending Sales	67	<b>69</b>	+ 3.0%	478	<b>495</b>	+ 3.6%
Closed Sales	77	<b>73</b>	- 5.2%	444	<b>456</b>	+ 2.7%
Days on Market Until Sale	45	<b>38</b>	- 15.6%	54	<b>43</b>	- 20.4%
Median Sales Price*	\$120,000	<b>\$130,000</b>	+ 8.3%	\$121,400	<b>\$130,000</b>	+ 7.1%
Average Sales Price*	\$119,284	<b>\$130,671</b>	+ 9.5%	\$122,627	<b>\$131,142</b>	+ 6.9%
Percent of List Price Received*	98.8%	<b>98.5%</b>	- 0.3%	98.4%	<b>98.6%</b>	+ 0.2%
Inventory of Homes for Sale	197	<b>125</b>	- 36.5%	--	--	--
Months Supply of Inventory	3.3	<b>1.9</b>	- 42.4%	--	--	--

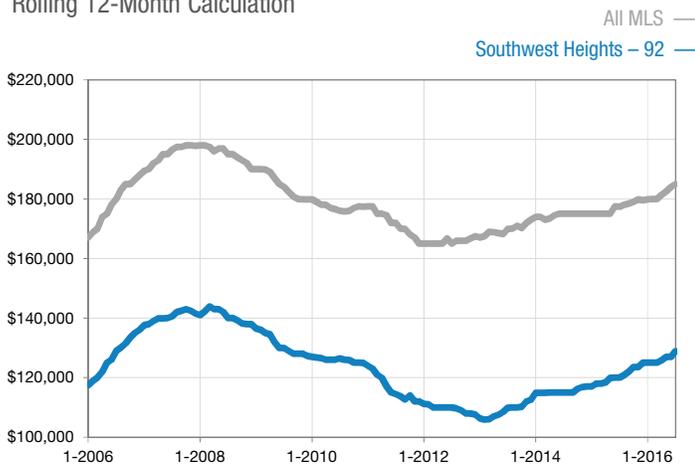
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>1</b>	0.0%	10	<b>12</b>	+ 20.0%
Pending Sales	1	<b>0</b>	- 100.0%	6	<b>6</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	6	<b>7</b>	+ 16.7%
Days on Market Until Sale	--	--	--	54	<b>75</b>	+ 38.9%
Median Sales Price*	--	--	--	\$69,950	<b>\$50,000</b>	- 28.5%
Average Sales Price*	--	--	--	\$73,379	<b>\$73,236</b>	- 0.2%
Percent of List Price Received*	--	--	--	94.5%	<b>94.6%</b>	+ 0.1%
Inventory of Homes for Sale	3	<b>5</b>	+ 66.7%	--	--	--
Months Supply of Inventory	2.0	<b>3.9</b>	+ 95.0%	--	--	--

\* 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.

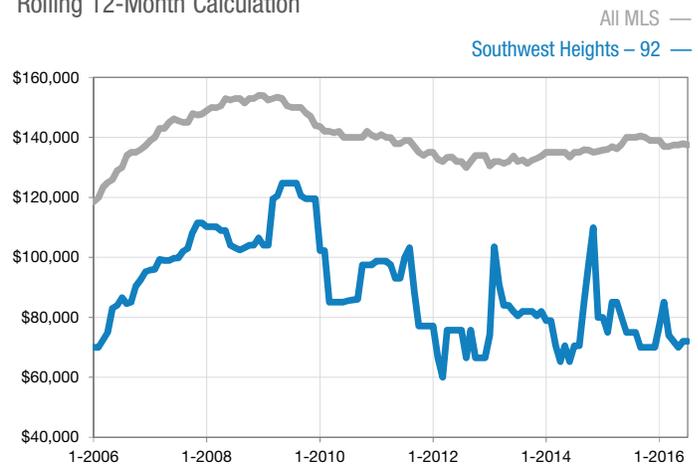
### Median Sales Price - Single-Family Detached

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.