Local Market Update for July 2016

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

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Single-Family Detached

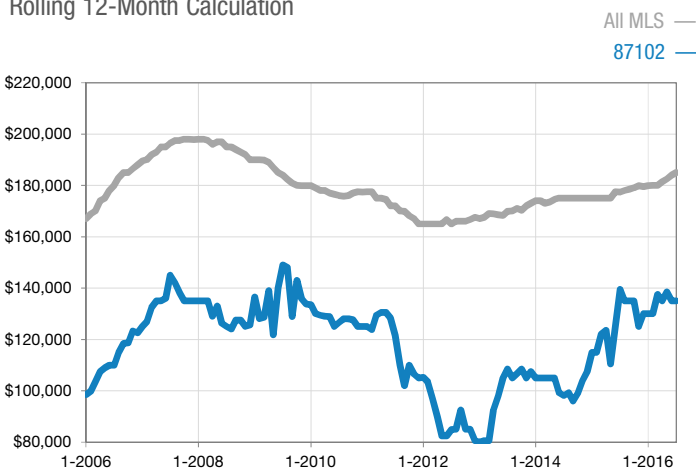| Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	19	17	- 10.5%	104	116	+ 11.5%
Pending Sales	8	13	+ 62.5%	44	56	+ 27.3%
Closed Sales	6	8	+ 33.3%	40	44	+ 10.0%
Days on Market Until Sale	82	45	- 45.1%	87	48	- 44.8%
Median Sales Price*	$192,000	$143,500	- 25.3%	$125,000	$137,750	+ 10.2%
Average Sales Price*	$200,248	$149,244	- 25.5%	$136,302	$143,014	+ 4.9%
Percent of List Price Received*	96.2%	91.7%	- 4.7%	96.7%	95.5%	- 1.2%
Inventory of Homes for Sale	61	49	- 19.7%	--	--	--
Months Supply of Inventory	9.6	5.8	- 39.6%	--	--	--

* 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	17	5	- 70.6%	71	61	- 14.1%
Pending Sales	2	4	+ 100.0%	23	25	+ 8.7%
Closed Sales	4	4	0.0%	20	22	+ 10.0%
Days on Market Until Sale	66	111	+ 68.2%	77	70	- 9.1%
Median Sales Price*	$166,460	$148,250	- 10.9%	$166,510	$139,250	- 16.4%
Average Sales Price*	$165,383	$157,250	- 4.9%	$175,480	$150,093	- 14.5%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	96.1%	97.6%	+ 1.6%
Inventory of Homes for Sale	50	30	- 40.0%	--	--	--
Months Supply of Inventory	13.4	9.7	- 27.6%	--	--	--

* 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.
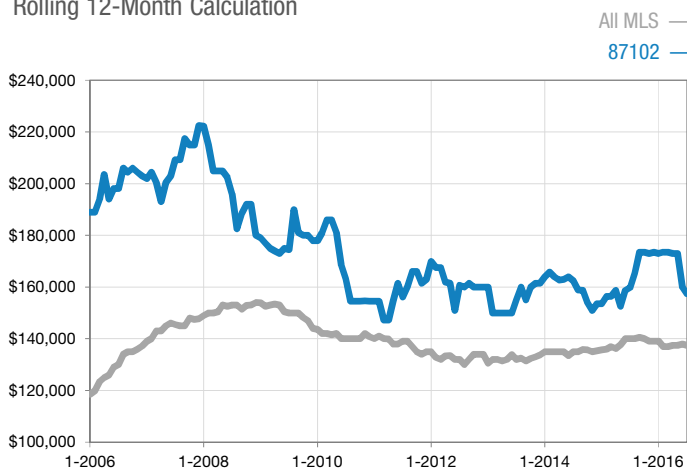
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
87102 —

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

All MLS —
87102 —

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.