

# Local Market Update for July 2016

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



## Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	53	64	+ 20.8%	385	380	- 1.3%
Pending Sales	39	35	- 10.3%	247	269	+ 8.9%
Closed Sales	38	38	0.0%	221	252	+ 14.0%
Days on Market Until Sale	49	39	- 20.4%	53	52	- 1.9%
Median Sales Price*	\$209,000	\$215,000	+ 2.9%	\$205,000	\$204,950	- 0.0%
Average Sales Price*	\$225,218	\$232,676	+ 3.3%	\$216,710	\$217,711	+ 0.5%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	97.7%	98.2%	+ 0.5%
Inventory of Homes for Sale	135	131	- 3.0%	--	--	--
Months Supply of Inventory	4.4	3.8	- 13.6%	--	--	--

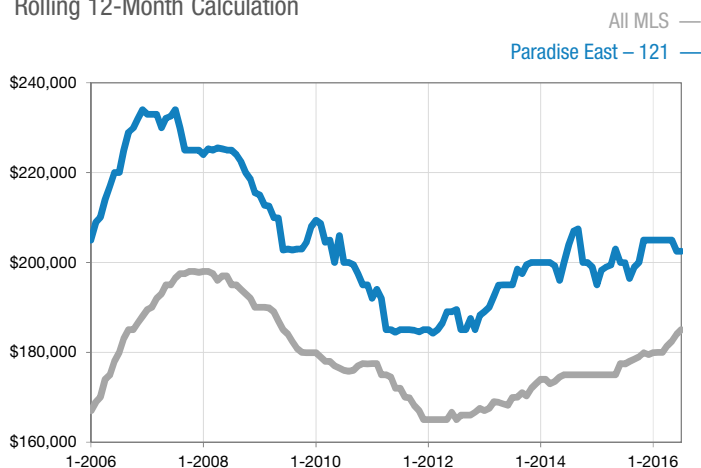
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	2	3	+ 50.0%	16	20	+ 25.0%
Pending Sales	2	1	- 50.0%	15	18	+ 20.0%
Closed Sales	0	3	--	14	15	+ 7.1%
Days on Market Until Sale	--	41	--	77	66	- 14.3%
Median Sales Price*	--	\$79,000	--	\$79,000	\$85,000	+ 7.6%
Average Sales Price*	--	\$86,833	--	\$100,221	\$86,319	- 13.9%
Percent of List Price Received*	--	99.8%	--	96.5%	96.3%	- 0.2%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--

\* 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.

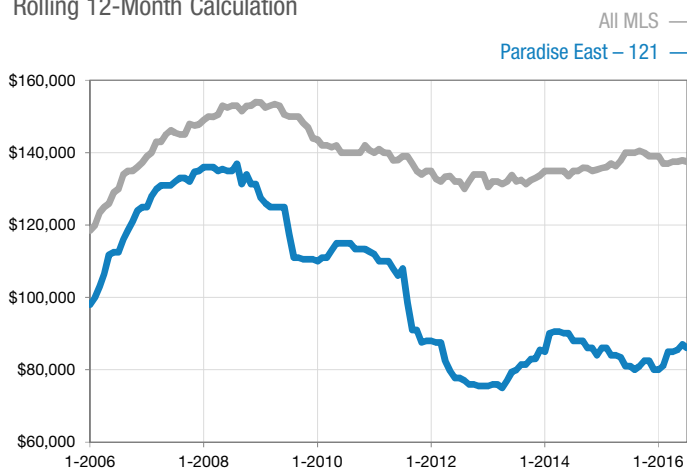
### Median Sales Price - Single-Family Detached

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.