

Local Market Update for July 2016

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



87113

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	35	43	+ 22.9%	229	218	- 4.8%
Pending Sales	26	22	- 15.4%	148	155	+ 4.7%
Closed Sales	16	24	+ 50.0%	130	133	+ 2.3%
Days on Market Until Sale	31	21	- 32.3%	55	45	- 18.2%
Median Sales Price*	\$258,750	\$227,500	- 12.1%	\$255,000	\$285,000	+ 11.8%
Average Sales Price*	\$287,500	\$280,846	- 2.3%	\$270,335	\$304,266	+ 12.6%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	63	67	+ 6.3%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

* 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.

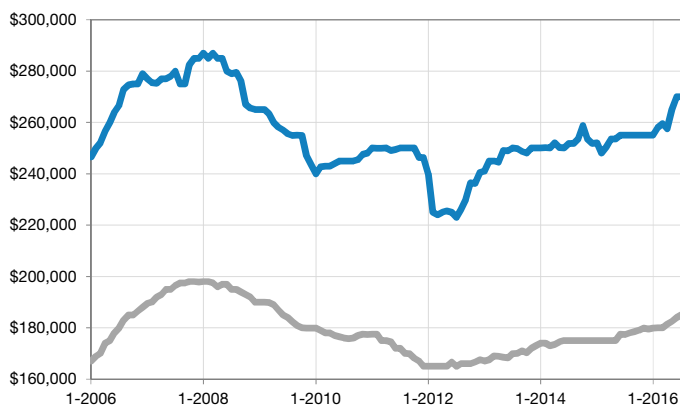
Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	4	2	- 50.0%	24	18	- 25.0%
Pending Sales	2	3	+ 50.0%	16	17	+ 6.3%
Closed Sales	2	2	0.0%	13	14	+ 7.7%
Days on Market Until Sale	7	41	+ 485.7%	40	53	+ 32.5%
Median Sales Price*	\$222,500	\$123,300	- 44.6%	\$127,000	\$127,550	+ 0.4%
Average Sales Price*	\$222,500	\$123,300	- 44.6%	\$145,454	\$127,007	- 12.7%
Percent of List Price Received*	94.5%	98.9%	+ 4.7%	96.9%	97.7%	+ 0.8%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	5.0	1.1	- 78.0%	--	--	--

* 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

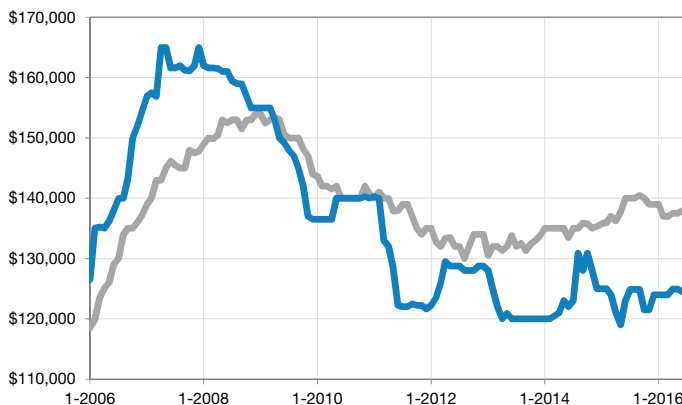
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.