Local Market Update for July 2016

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

gaar

Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached

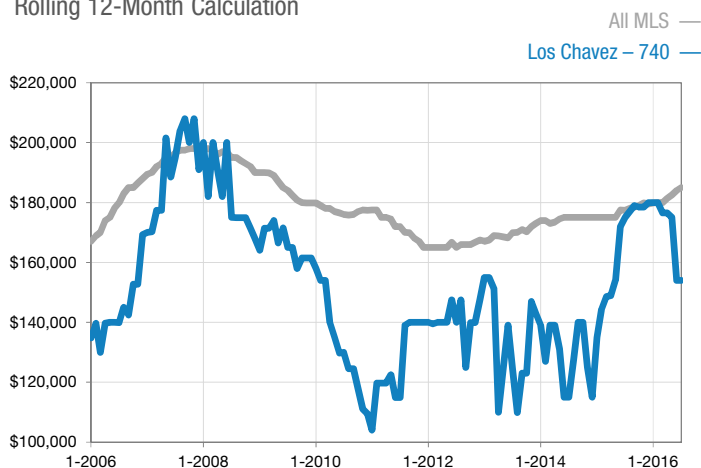| Key Metrics	July 2015	July 2016	Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Percent Change
New Listings	5	6	+ 20.0%	43	30	- 30.2%
Pending Sales	3	2	- 33.3%	16	20	+ 25.0%
Closed Sales	3	3	0.0%	15	19	+ 26.7%
Days on Market Until Sale	109	241	+ 121.1%	78	138	+ 76.9%
Median Sales Price*	$175,000	$160,000	- 8.6%	$185,000	$140,000	- 24.3%
Average Sales Price*	$161,667	$156,667	- 3.1%	$221,683	$141,824	- 36.0%
Percent of List Price Received*	97.5%	90.2%	- 7.5%	96.0%	94.7%	- 1.4%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	14.8	6.3	- 57.4%	--	--	--

* 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

Key Metrics	July 2015	July 2016	Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

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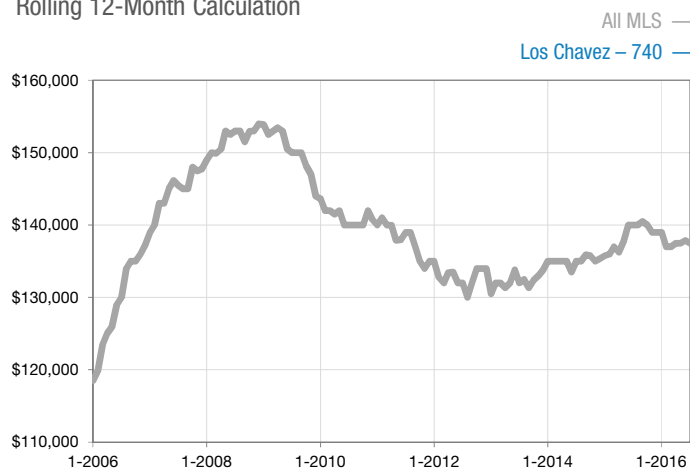
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Los Chavez – 740 —

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

All MLS —
Los Chavez – 740 —

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.