Local Market Update for July 2016

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

gaar

North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached

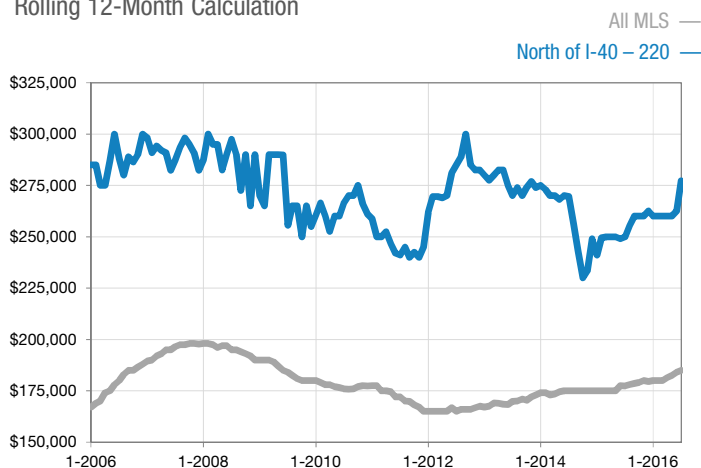| Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	23	24	+ 4.3%	154	141	- 8.4%
Pending Sales	14	16	+ 14.3%	70	75	+ 7.1%
Closed Sales	16	6	- 62.5%	64	61	- 4.7%
Days on Market Until Sale	75	69	- 8.0%	91	89	- 2.2%
Median Sales Price*	$252,750	$317,500	+ 25.6%	$254,000	$251,750	- 0.9%
Average Sales Price*	$282,469	$353,167	+ 25.0%	$287,572	$297,833	+ 3.6%
Percent of List Price Received*	96.3%	95.7%	- 0.6%	96.1%	96.3%	+ 0.2%
Inventory of Homes for Sale	105	83	- 21.0%	--	--	--
Months Supply of Inventory	10.5	8.2	- 21.9%	--	--	--

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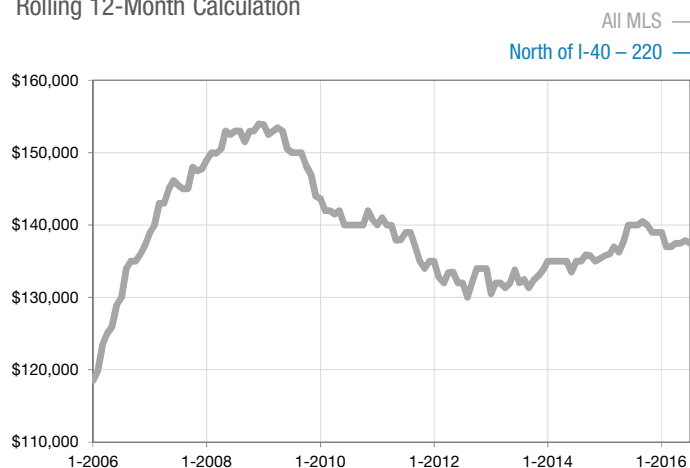
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
North of I-40 – 220 —

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

All MLS —
North of I-40 – 220 —

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.