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	112	108	- 3.6%	701	725	+ 3.4%
Pending Sales	63	67	+ 6.3%	469	458	- 2.3%
Closed Sales	71	82	+ 15.5%	431	408	- 5.3%
Days on Market Until Sale	60	44	- 26.7%	59	46	- 22.0%
Median Sales Price*	$245,000	$282,000	+ 15.1%	$255,000	$273,500	+ 7.3%
Average Sales Price*	$299,290	$355,730	+ 18.9%	$302,076	$330,345	+ 9.4%
Percent of List Price Received*	97.7%	98.1%	+ 0.4%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	255	252	- 1.2%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.4%	--	--	--

* 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.
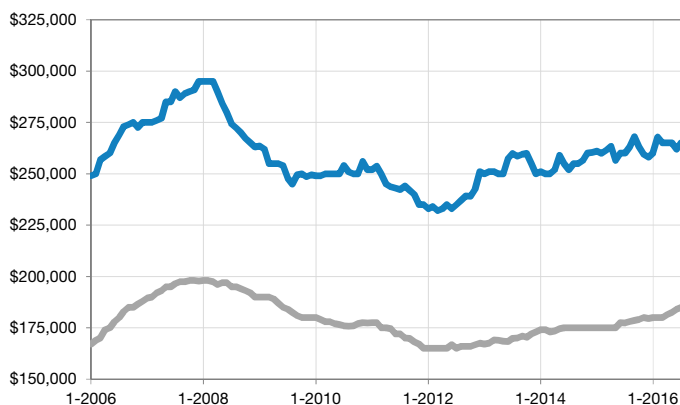
Single-Family Attached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	22	27	+ 22.7%	128	151	+ 18.0%
Pending Sales	8	10	+ 25.0%	94	103	+ 9.6%
Closed Sales	14	10	- 28.6%	88	99	+ 12.5%
Days on Market Until Sale	33	40	+ 21.2%	56	54	- 3.6%
Median Sales Price*	$152,500	$153,500	+ 0.7%	$166,000	$180,000	+ 8.4%
Average Sales Price*	$170,029	$160,700	- 5.5%	$172,651	$178,140	+ 3.2%
Percent of List Price Received*	97.5%	96.8%	- 0.7%	96.6%	97.4%	+ 0.8%
Inventory of Homes for Sale	47	45	- 4.3%	--	--	--
Months Supply of Inventory	4.1	3.4	- 17.1%	--	--	--

* 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
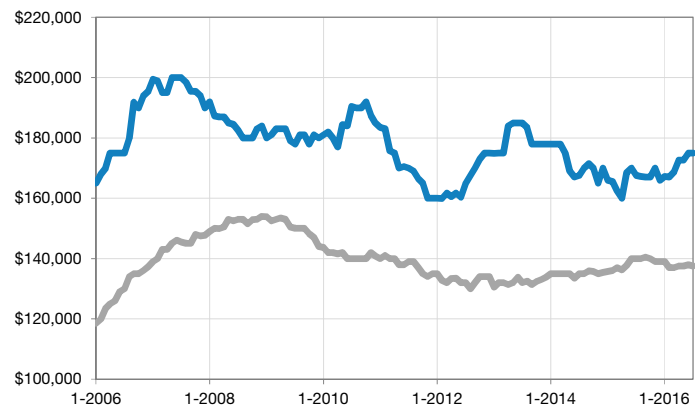Rolling 12-Month Calculation

All MLS —
87111 —

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

All MLS —
87111 —

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.