

Local Market Update for July 2016

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	79	86	+ 8.9%	443	504	+ 13.8%
Pending Sales	44	57	+ 29.5%	299	332	+ 11.0%
Closed Sales	58	47	- 19.0%	278	284	+ 2.2%
Days on Market Until Sale	39	52	+ 33.3%	54	48	- 11.1%
Median Sales Price*	\$249,000	\$277,500	+ 11.4%	\$268,000	\$272,500	+ 1.7%
Average Sales Price*	\$274,413	\$315,101	+ 14.8%	\$293,153	\$303,077	+ 3.4%
Percent of List Price Received*	97.6%	97.0%	- 0.6%	97.1%	97.3%	+ 0.2%
Inventory of Homes for Sale	144	152	+ 5.6%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--

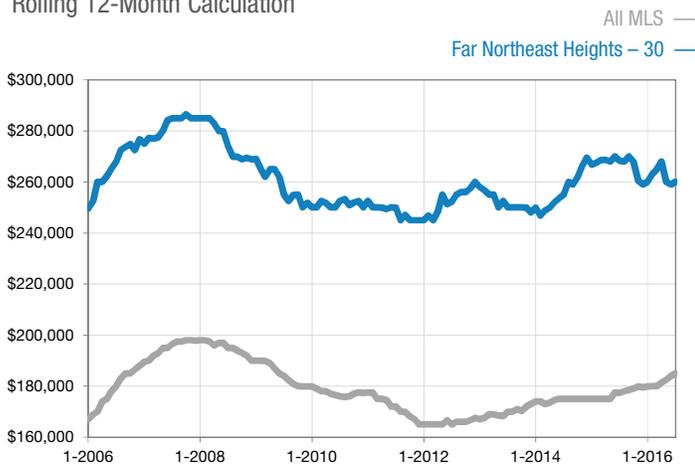
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	93	108	+ 16.1%
Pending Sales	8	8	0.0%	67	73	+ 9.0%
Closed Sales	14	10	- 28.6%	63	69	+ 9.5%
Days on Market Until Sale	46	42	- 8.7%	55	52	- 5.5%
Median Sales Price*	\$179,500	\$158,500	- 11.7%	\$174,000	\$187,000	+ 7.5%
Average Sales Price*	\$178,279	\$167,850	- 5.8%	\$177,351	\$183,104	+ 3.2%
Percent of List Price Received*	97.6%	97.2%	- 0.4%	96.8%	97.2%	+ 0.4%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--

* 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.

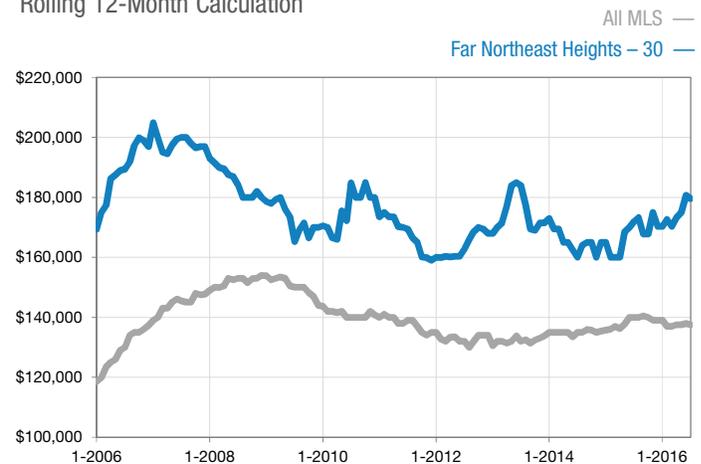
Median Sales Price - Single-Family Detached

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.