

Local Market Update for July 2016

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



87107

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	49	37	- 24.5%	328	290	- 11.6%
Pending Sales	23	26	+ 13.0%	158	168	+ 6.3%
Closed Sales	30	25	- 16.7%	139	154	+ 10.8%
Days on Market Until Sale	64	62	- 3.1%	68	60	- 11.8%
Median Sales Price*	\$212,000	\$185,000	- 12.7%	\$200,000	\$204,250	+ 2.1%
Average Sales Price*	\$248,730	\$249,159	+ 0.2%	\$273,614	\$294,691	+ 7.7%
Percent of List Price Received*	94.7%	95.9%	+ 1.3%	95.6%	96.2%	+ 0.6%
Inventory of Homes for Sale	177	129	- 27.1%	--	--	--
Months Supply of Inventory	8.5	5.7	- 32.9%	--	--	--

* 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.

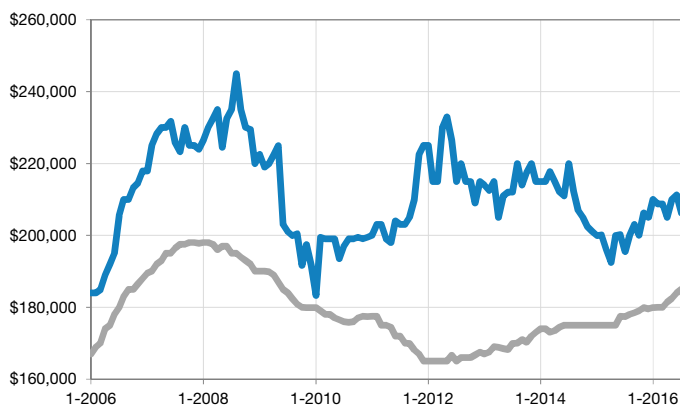
Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	12	6	- 50.0%	58	60	+ 3.4%
Pending Sales	6	3	- 50.0%	36	36	0.0%
Closed Sales	8	6	- 25.0%	30	32	+ 6.7%
Days on Market Until Sale	62	51	- 17.7%	55	58	+ 5.5%
Median Sales Price*	\$147,000	\$134,500	- 8.5%	\$152,000	\$139,500	- 8.2%
Average Sales Price*	\$164,909	\$128,500	- 22.1%	\$162,899	\$151,338	- 7.1%
Percent of List Price Received*	98.1%	95.3%	- 2.9%	95.8%	97.0%	+ 1.3%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	5.9	4.4	- 25.4%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

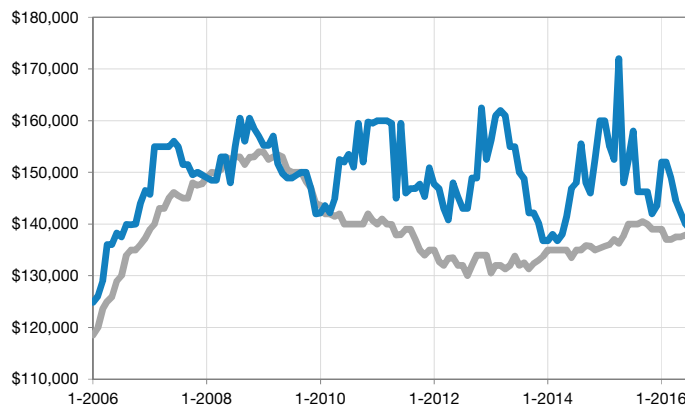
All MLS —
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Median Sales Price - Single-Family Attached

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.