

# Local Market Update for July 2016

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



## Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	77	<b>79</b>	+ 2.6%	516	<b>522</b>	+ 1.2%
Pending Sales	54	<b>52</b>	- 3.7%	373	<b>402</b>	+ 7.8%
Closed Sales	62	<b>63</b>	+ 1.6%	333	<b>358</b>	+ 7.5%
Days on Market Until Sale	59	<b>55</b>	- 6.8%	62	<b>52</b>	- 16.1%
Median Sales Price*	\$172,250	<b>\$190,000</b>	+ 10.3%	\$175,000	<b>\$182,000</b>	+ 4.0%
Average Sales Price*	\$174,088	<b>\$202,613</b>	+ 16.4%	\$179,939	<b>\$191,108</b>	+ 6.2%
Percent of List Price Received*	97.2%	<b>100.2%</b>	+ 3.1%	97.7%	<b>98.7%</b>	+ 1.0%
Inventory of Homes for Sale	195	<b>155</b>	- 20.5%	--	--	--
Months Supply of Inventory	4.5	<b>3.2</b>	- 28.9%	--	--	--

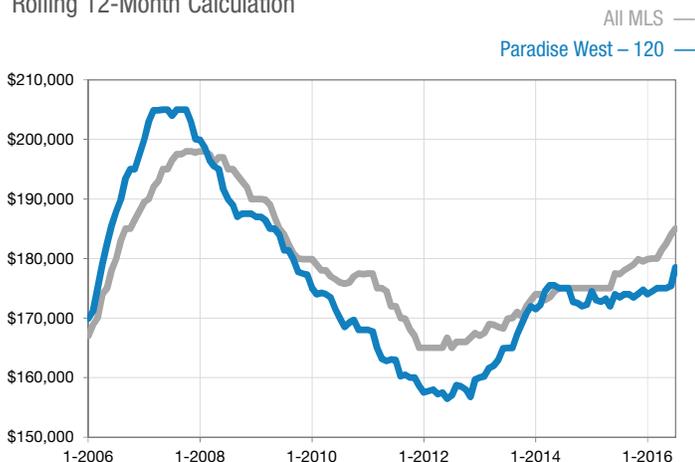
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	2	<b>1</b>	- 50.0%
Pending Sales	0	<b>0</b>	0.0%	1	<b>1</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	1	<b>2</b>	+ 100.0%
Days on Market Until Sale	--	--	--	89	<b>5</b>	- 94.4%
Median Sales Price*	--	--	--	\$167,000	<b>\$147,500</b>	- 11.7%
Average Sales Price*	--	--	--	\$167,000	<b>\$147,500</b>	- 11.7%
Percent of List Price Received*	--	--	--	98.8%	<b>98.6%</b>	- 0.2%
Inventory of Homes for Sale	1	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

\* 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.

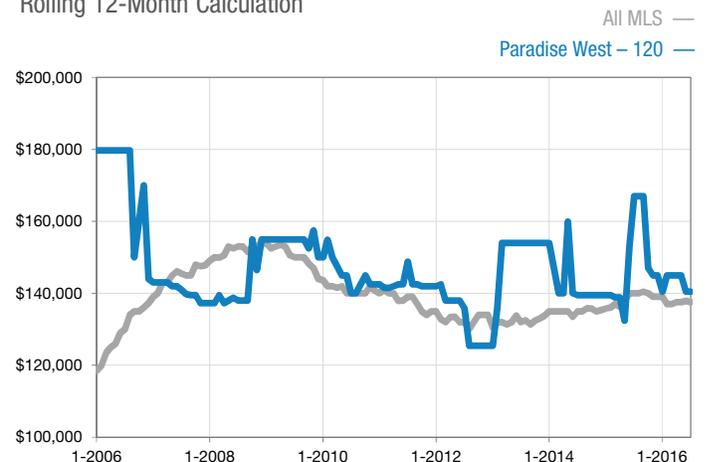
### Median Sales Price - Single-Family Detached

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.