

Local Market Update for July 2016

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



87124

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	119	125	+ 5.0%	897	891	- 0.7%
Pending Sales	79	101	+ 27.8%	623	668	+ 7.2%
Closed Sales	114	102	- 10.5%	591	598	+ 1.2%
Days on Market Until Sale	72	39	- 45.8%	68	54	- 20.6%
Median Sales Price*	\$170,750	\$179,000	+ 4.8%	\$169,250	\$177,225	+ 4.7%
Average Sales Price*	\$185,664	\$205,212	+ 10.5%	\$184,446	\$199,399	+ 8.1%
Percent of List Price Received*	97.6%	98.2%	+ 0.6%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	349	252	- 27.8%	--	--	--
Months Supply of Inventory	4.4	3.0	- 31.8%	--	--	--

* 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.

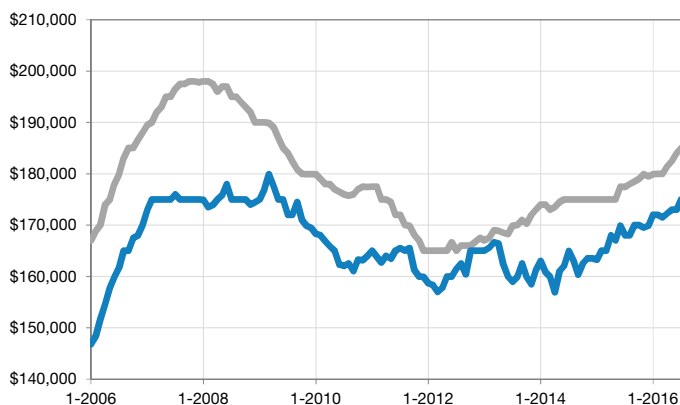
Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	15	9	- 40.0%	97	71	- 26.8%
Pending Sales	4	9	+ 125.0%	63	50	- 20.6%
Closed Sales	13	6	- 53.8%	64	51	- 20.3%
Days on Market Until Sale	84	62	- 26.2%	73	59	- 19.2%
Median Sales Price*	\$98,000	\$148,750	+ 51.8%	\$119,750	\$139,500	+ 16.5%
Average Sales Price*	\$116,268	\$143,167	+ 23.1%	\$115,667	\$127,922	+ 10.6%
Percent of List Price Received*	97.3%	95.8%	- 1.5%	95.7%	97.1%	+ 1.5%
Inventory of Homes for Sale	48	19	- 60.4%	--	--	--
Months Supply of Inventory	6.5	2.2	- 66.2%	--	--	--

* 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

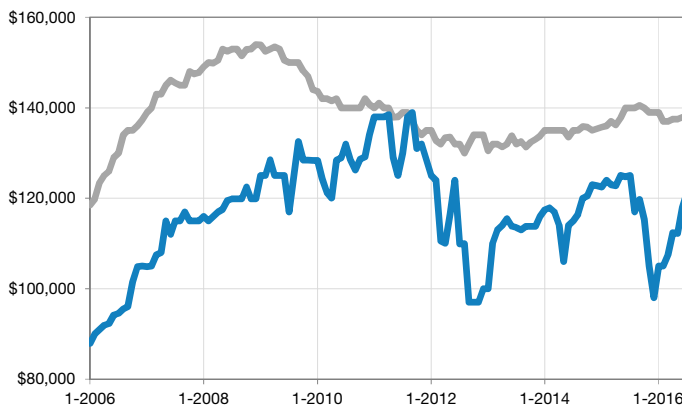
All MLS —
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Median Sales Price - Single-Family Attached

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.