

Local Market Update for July 2016

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	40	33	- 17.5%	250	224	- 10.4%
Pending Sales	29	23	- 20.7%	152	146	- 3.9%
Closed Sales	22	21	- 4.5%	133	133	0.0%
Days on Market Until Sale	27	39	+ 44.4%	56	46	- 17.9%
Median Sales Price*	\$251,250	\$270,000	+ 7.5%	\$252,000	\$250,000	- 0.8%
Average Sales Price*	\$281,037	\$280,644	- 0.1%	\$270,603	\$268,079	- 0.9%
Percent of List Price Received*	97.1%	97.1%	0.0%	96.4%	97.0%	+ 0.6%
Inventory of Homes for Sale	102	65	- 36.3%	--	--	--
Months Supply of Inventory	5.5	3.4	- 38.2%	--	--	--

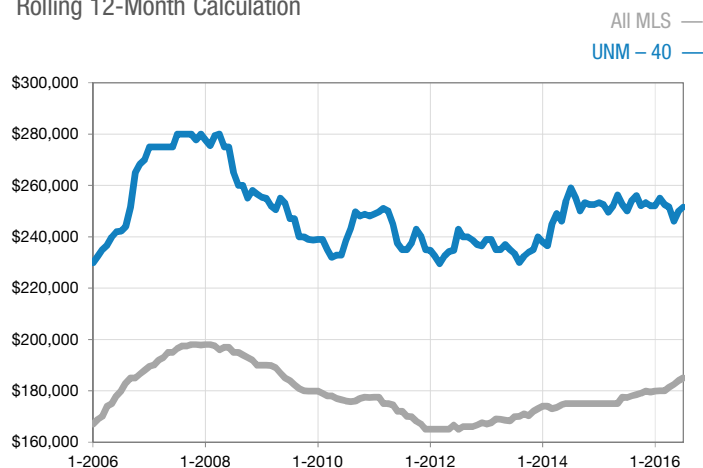
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	5	2	- 60.0%	22	24	+ 9.1%
Pending Sales	2	2	0.0%	11	11	0.0%
Closed Sales	5	2	- 60.0%	11	8	- 27.3%
Days on Market Until Sale	24	20	- 16.7%	74	41	- 44.6%
Median Sales Price*	\$207,000	\$232,500	+ 12.3%	\$197,000	\$232,500	+ 18.0%
Average Sales Price*	\$209,600	\$232,500	+ 10.9%	\$211,364	\$248,563	+ 17.6%
Percent of List Price Received*	96.4%	93.3%	- 3.2%	94.9%	94.0%	- 0.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	5.6	4.8	- 14.3%	--	--	--

* 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.

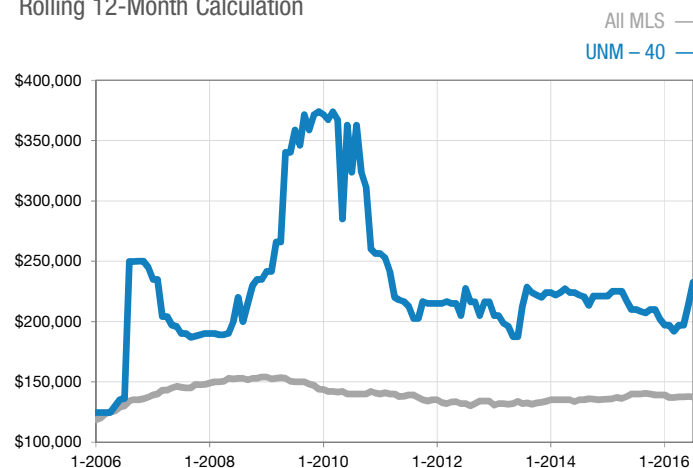
Median Sales Price - Single-Family Detached

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.