

# Local Market Update for July 2016

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



## 87112

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	71	<b>77</b>	+ 8.5%	443	<b>500</b>	+ 12.9%
Pending Sales	53	<b>57</b>	+ 7.5%	340	<b>370</b>	+ 8.8%
Closed Sales	51	<b>55</b>	+ 7.8%	305	<b>323</b>	+ 5.9%
Days on Market Until Sale	30	<b>48</b>	+ 60.0%	57	<b>52</b>	- 8.8%
Median Sales Price*	\$173,000	<b>\$185,000</b>	+ 6.9%	\$159,500	<b>\$174,000</b>	+ 9.1%
Average Sales Price*	\$179,411	<b>\$226,743</b>	+ 26.4%	\$172,156	<b>\$199,553</b>	+ 15.9%
Percent of List Price Received*	96.6%	<b>98.2%</b>	+ 1.7%	97.0%	<b>97.9%</b>	+ 0.9%
Inventory of Homes for Sale	157	<b>144</b>	- 8.3%	--	--	--
Months Supply of Inventory	3.8	<b>3.1</b>	- 18.4%	--	--	--

\* 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.

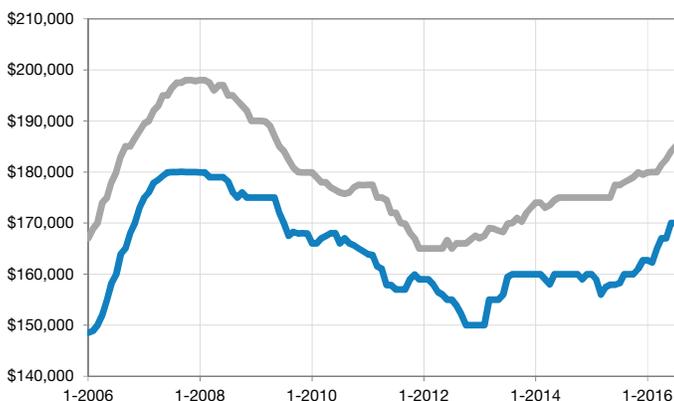
Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>8</b>	+ 60.0%	54	<b>61</b>	+ 13.0%
Pending Sales	8	<b>9</b>	+ 12.5%	36	<b>47</b>	+ 30.6%
Closed Sales	11	<b>5</b>	- 54.5%	33	<b>42</b>	+ 27.3%
Days on Market Until Sale	69	<b>62</b>	- 10.1%	72	<b>54</b>	- 25.0%
Median Sales Price*	\$136,525	<b>\$170,000</b>	+ 24.5%	\$140,000	<b>\$136,750</b>	- 2.3%
Average Sales Price*	\$133,320	<b>\$161,620</b>	+ 21.2%	\$139,968	<b>\$133,749</b>	- 4.4%
Percent of List Price Received*	96.9%	<b>98.0%</b>	+ 1.1%	96.3%	<b>95.8%</b>	- 0.5%
Inventory of Homes for Sale	18	<b>17</b>	- 5.6%	--	--	--
Months Supply of Inventory	4.4	<b>3.1</b>	- 29.5%	--	--	--

\* 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

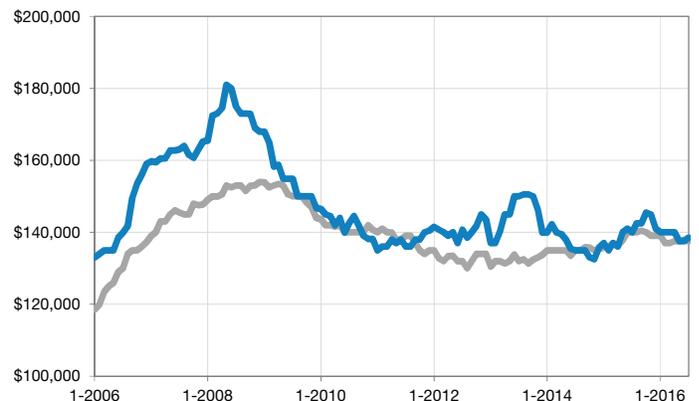
All MLS —  
87112 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87112 —



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.