

Local Market Update for July 2016

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



87002

| Single-Family Detached | July | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 32 | 20 | - 37.5% | 212 | 170 | - 19.8% |
| Pending Sales | 16 | 15 | - 6.3% | 100 | 100 | 0.0% |
| Closed Sales | 13 | 15 | + 15.4% | 96 | 93 | - 3.1% |
| Days on Market Until Sale | 65 | 121 | + 86.2% | 99 | 114 | + 15.2% |
| Median Sales Price* | \$80,000 | \$90,000 | + 12.5% | \$87,000 | \$112,000 | + 28.7% |
| Average Sales Price* | \$94,069 | \$134,415 | + 42.9% | \$112,401 | \$116,076 | + 3.3% |
| Percent of List Price Received* | 95.4% | 96.5% | + 1.2% | 93.6% | 97.2% | + 3.8% |
| Inventory of Homes for Sale | 162 | 111 | - 31.5% | -- | -- | -- |
| Months Supply of Inventory | 11.9 | 7.6 | - 36.1% | -- | -- | -- |

* 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.

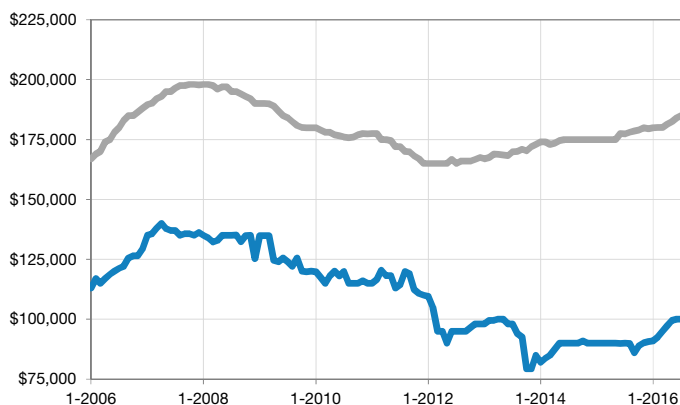
| Single-Family Attached | July | | | Year to Date | | |
|---------------------------------|----------|------------------|----------------|--------------|-----------------|----------------|
| Key Metrics | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 1 | 4 | + 300.0% | 14 | 16 | + 14.3% |
| Pending Sales | 2 | 1 | - 50.0% | 10 | 7 | - 30.0% |
| Closed Sales | 4 | 1 | - 75.0% | 8 | 8 | 0.0% |
| Days on Market Until Sale | 181 | 121 | - 33.1% | 189 | 89 | - 52.9% |
| Median Sales Price* | \$77,500 | \$118,000 | + 52.3% | \$81,500 | \$78,950 | - 3.1% |
| Average Sales Price* | \$69,625 | \$118,000 | + 69.5% | \$78,125 | \$79,975 | + 2.4% |
| Percent of List Price Received* | 93.5% | 94.5% | + 1.1% | 93.6% | 96.1% | + 2.7% |
| Inventory of Homes for Sale | 11 | 8 | - 27.3% | -- | -- | -- |
| Months Supply of Inventory | 7.0 | 4.6 | - 34.3% | -- | -- | -- |

* 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

All MLS —
87002 —



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.

Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

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