Local Market Update for July 2016

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

gaar

Sandia Heights – 10

North & South ZA: A23, B23, C23, D23 (East of Tennyson St NE, South of Sandoval County)

Single-Family Detached

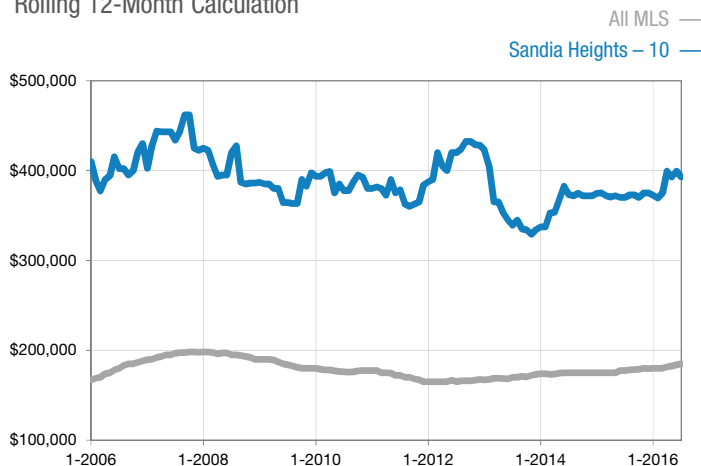| Key Metrics	July 2015	July 2016	July Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Year to Date Percent Change
New Listings	7	13	+ 85.7%	103	80	- 22.3%
Pending Sales	7	9	+ 28.6%	57	54	- 5.3%
Closed Sales	7	4	- 42.9%	46	53	+ 15.2%
Days on Market Until Sale	28	8	- 71.4%	38	66	+ 73.7%
Median Sales Price*	$375,000	$319,500	- 14.8%	$372,500	$410,000	+ 10.1%
Average Sales Price*	$441,057	$306,375	- 30.5%	$434,369	$459,913	+ 5.9%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	39	25	- 35.9%	--	--	--
Months Supply of Inventory	5.4	3.5	- 35.2%	--	--	--

* 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

Key Metrics	July 2015	July 2016	July Percent Change	Year to Date Thru 7-2015	Year to Date Thru 7-2016	Year to Date Percent Change
New Listings	2	3	+ 50.0%	12	10	- 16.7%
Pending Sales	1	1	0.0%	6	7	+ 16.7%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Days on Market Until Sale	80	24	- 70.0%	48	103	+ 114.6%
Median Sales Price*	$350,000	$370,000	+ 5.7%	$186,500	$239,000	+ 28.2%
Average Sales Price*	$350,000	$370,000	+ 5.7%	$241,833	$252,700	+ 4.5%
Percent of List Price Received*	97.9%	96.7%	- 1.2%	95.9%	96.4%	+ 0.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--

* 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.
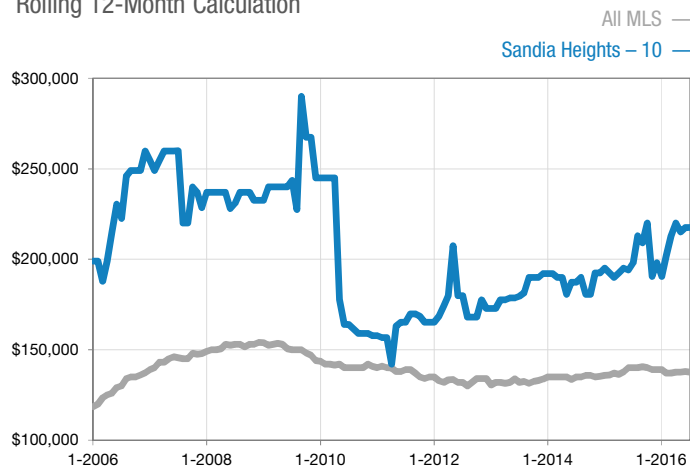
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
Sandia Heights – 10 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
Sandia Heights – 10 —

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.