

Local Market Update for July 2016

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	59	82	+ 39.0%
Pending Sales	5	2	- 60.0%	30	30	0.0%
Closed Sales	3	6	+ 100.0%	22	29	+ 31.8%
Days on Market Until Sale	167	256	+ 53.3%	147	116	- 21.1%
Median Sales Price*	\$240,000	\$141,000	- 41.3%	\$120,750	\$131,500	+ 8.9%
Average Sales Price*	\$214,000	\$147,417	- 31.1%	\$129,136	\$134,172	+ 3.9%
Percent of List Price Received*	95.6%	95.8%	+ 0.2%	92.1%	94.4%	+ 2.5%
Inventory of Homes for Sale	73	86	+ 17.8%	--	--	--
Months Supply of Inventory	16.2	17.6	+ 8.6%	--	--	--

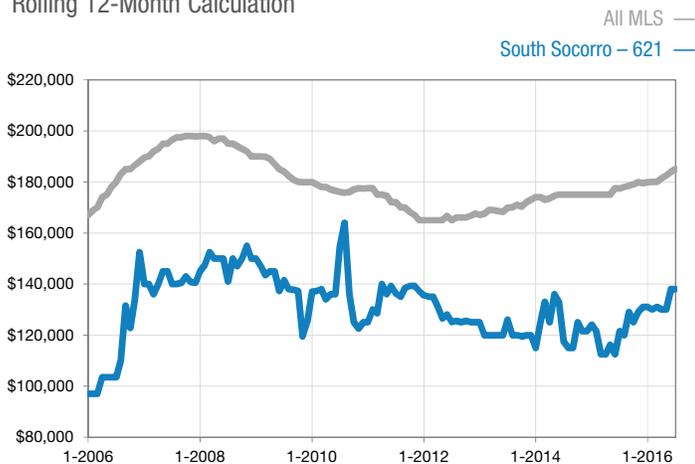
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	0	1	--	4	7	+ 75.0%
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Days on Market Until Sale	--	527	--	25	283	+ 1032.0%
Median Sales Price*	--	\$112,000	--	\$115,250	\$116,500	+ 1.1%
Average Sales Price*	--	\$112,000	--	\$115,250	\$117,333	+ 1.8%
Percent of List Price Received*	--	100.0%	--	94.4%	97.1%	+ 2.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--

* 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.

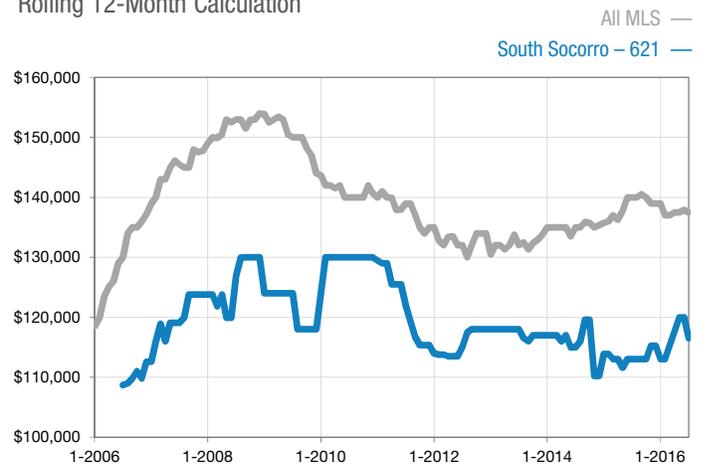
Median Sales Price - Single-Family Detached

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.