Local Market Update for July 2016

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

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Single-Family Detached

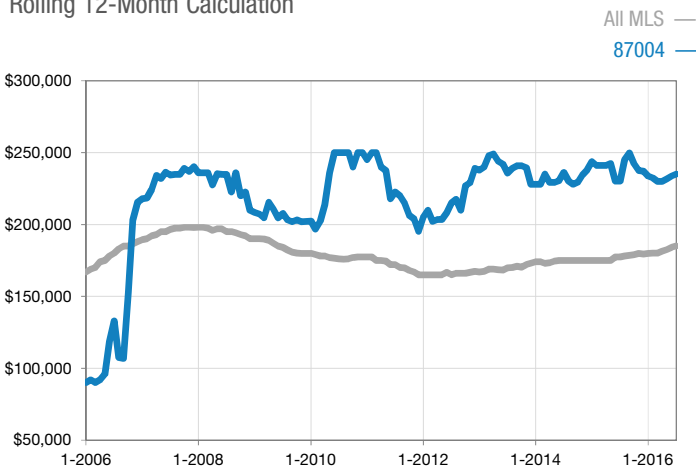| Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	19	13	- 31.6%	116	110	- 5.2%
Pending Sales	8	12	+ 50.0%	62	57	- 8.1%
Closed Sales	12	11	- 8.3%	62	52	- 16.1%
Days on Market Until Sale	70	94	+ 34.3%	76	67	- 11.8%
Median Sales Price*	$246,750	$239,000	- 3.1%	$226,739	$217,750	- 4.0%
Average Sales Price*	$246,208	$258,203	+ 4.9%	$250,002	$230,673	- 7.7%
Percent of List Price Received*	97.8%	97.3%	- 0.5%	96.4%	96.0%	- 0.4%
Inventory of Homes for Sale	62	51	- 17.7%	--	--	--
Months Supply of Inventory	7.2	5.9	- 18.1%	--	--	--

* 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

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	0	1	--	1	5	+ 400.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Days on Market Until Sale	35	68	+ 94.3%	48	68	+ 41.7%
Median Sales Price*	$120,000	$58,000	- 51.7%	$89,000	$58,000	- 34.8%
Average Sales Price*	$120,000	$58,000	- 51.7%	$81,333	$58,000	- 28.7%
Percent of List Price Received*	92.3%	92.6%	+ 0.3%	94.4%	92.6%	- 1.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

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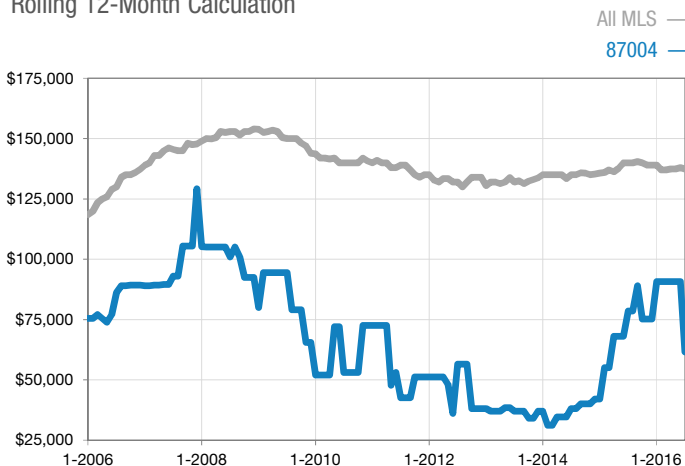
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
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Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
87004 —

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.