

Local Market Update for July 2016

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	31	32	+ 3.2%	186	201	+ 8.1%
Pending Sales	16	19	+ 18.8%	117	140	+ 19.7%
Closed Sales	16	17	+ 6.3%	115	131	+ 13.9%
Days on Market Until Sale	41	22	- 46.3%	65	54	- 16.9%
Median Sales Price*	\$171,950	\$197,000	+ 14.6%	\$200,000	\$185,000	- 7.5%
Average Sales Price*	\$188,213	\$193,850	+ 3.0%	\$196,383	\$184,093	- 6.3%
Percent of List Price Received*	97.4%	96.9%	- 0.5%	96.7%	96.5%	- 0.2%
Inventory of Homes for Sale	78	71	- 9.0%	--	--	--
Months Supply of Inventory	5.1	4.0	- 21.6%	--	--	--

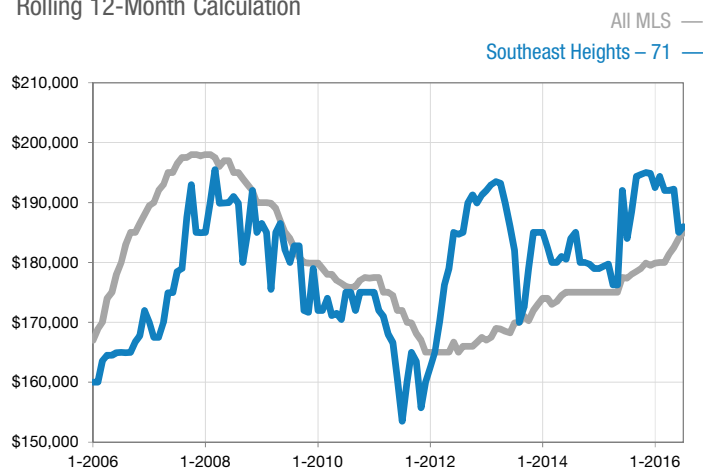
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	3	2	- 33.3%	33	41	+ 24.2%
Pending Sales	3	2	- 33.3%	15	20	+ 33.3%
Closed Sales	5	3	- 40.0%	13	18	+ 38.5%
Days on Market Until Sale	14	57	+ 307.1%	26	73	+ 180.8%
Median Sales Price*	\$132,500	\$117,500	- 11.3%	\$135,500	\$126,250	- 6.8%
Average Sales Price*	\$105,200	\$118,500	+ 12.6%	\$106,069	\$119,144	+ 12.3%
Percent of List Price Received*	98.9%	94.7%	- 4.2%	94.7%	97.2%	+ 2.6%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	7.3	8.8	+ 20.5%	--	--	--

* 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.

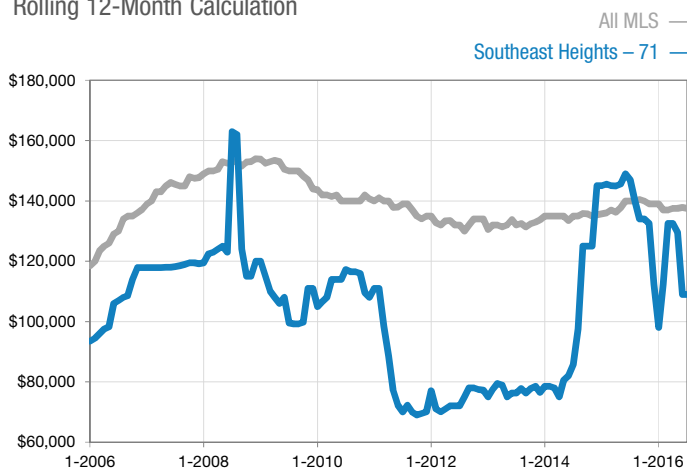
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.