

Local Market Update for July 2016

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	104	99	- 4.8%	658	717	+ 9.0%
Pending Sales	77	78	+ 1.3%	539	516	- 4.3%
Closed Sales	82	78	- 4.9%	483	447	- 7.5%
Days on Market Until Sale	39	52	+ 33.3%	62	49	- 21.0%
Median Sales Price*	\$165,500	\$165,000	- 0.3%	\$159,500	\$162,500	+ 1.9%
Average Sales Price*	\$166,558	\$173,274	+ 4.0%	\$160,282	\$167,771	+ 4.7%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	97.5%	98.1%	+ 0.6%
Inventory of Homes for Sale	227	228	+ 0.4%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

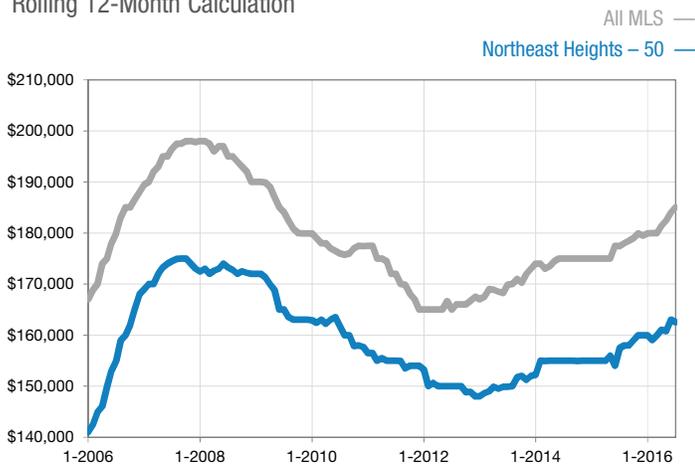
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	12	12	0.0%	91	100	+ 9.9%
Pending Sales	7	10	+ 42.9%	67	76	+ 13.4%
Closed Sales	11	10	- 9.1%	65	67	+ 3.1%
Days on Market Until Sale	73	45	- 38.4%	62	52	- 16.1%
Median Sales Price*	\$136,525	\$149,000	+ 9.1%	\$147,000	\$135,000	- 8.2%
Average Sales Price*	\$128,366	\$150,960	+ 17.6%	\$141,190	\$135,471	- 4.1%
Percent of List Price Received*	97.4%	98.0%	+ 0.6%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	3.7	2.9	- 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.

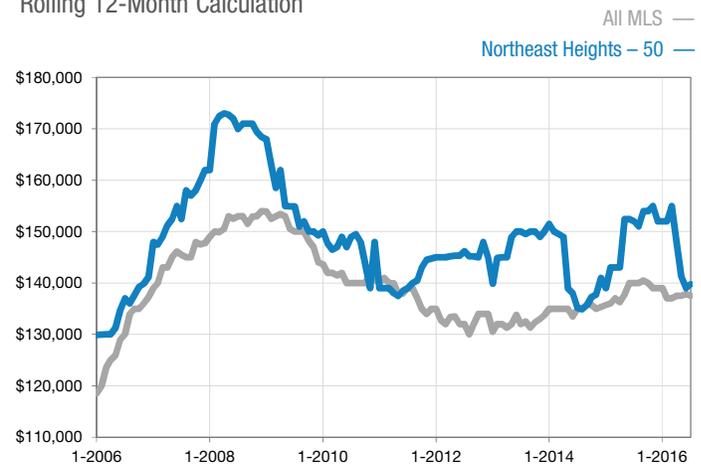
Median Sales Price - Single-Family Detached

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.