

Local Market Update for July 2016

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	52	54	+ 3.8%	273	336	+ 23.1%
Pending Sales	36	38	+ 5.6%	187	239	+ 27.8%
Closed Sales	26	43	+ 65.4%	168	224	+ 33.3%
Days on Market Until Sale	50	33	- 34.0%	61	42	- 31.1%
Median Sales Price*	\$159,125	\$160,000	+ 0.5%	\$155,000	\$160,000	+ 3.2%
Average Sales Price*	\$177,290	\$170,114	- 4.0%	\$165,382	\$170,356	+ 3.0%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.2%	98.3%	+ 1.1%
Inventory of Homes for Sale	107	88	- 17.8%	--	--	--
Months Supply of Inventory	4.4	2.9	- 34.1%	--	--	--

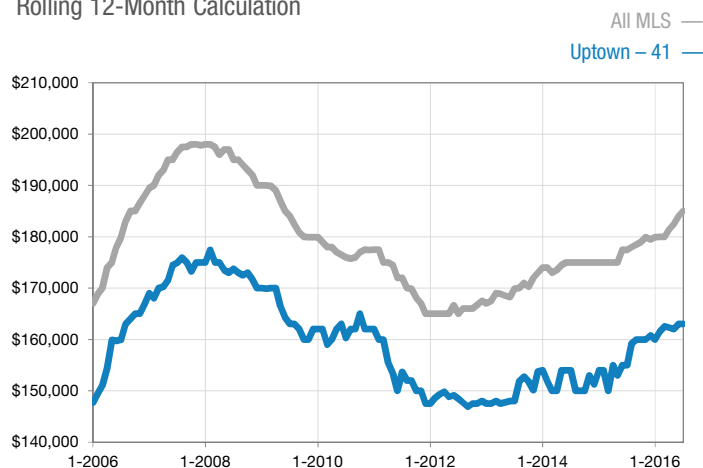
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	8	6	- 25.0%	46	41	- 10.9%
Pending Sales	7	3	- 57.1%	24	26	+ 8.3%
Closed Sales	1	3	+ 200.0%	17	22	+ 29.4%
Days on Market Until Sale	0	35	--	71	70	- 1.4%
Median Sales Price*	\$80,000	\$78,000	- 2.5%	\$82,000	\$88,750	+ 8.2%
Average Sales Price*	\$80,000	\$72,333	- 9.6%	\$111,059	\$90,855	- 18.2%
Percent of List Price Received*	100.0%	98.1%	- 1.9%	96.3%	96.0%	- 0.3%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	6.4	7.0	+ 9.4%	--	--	--

* 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.

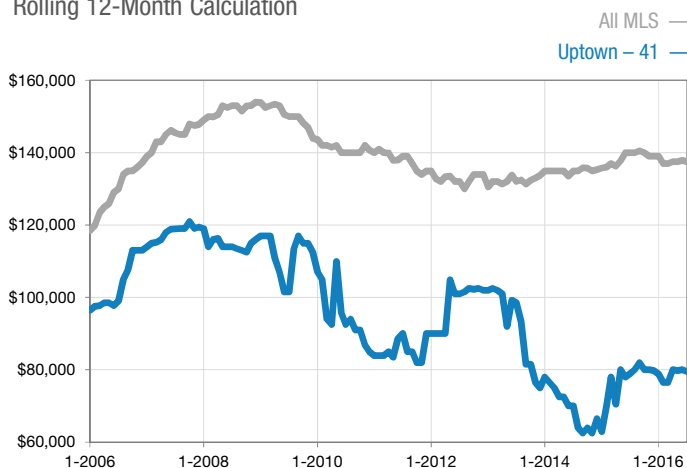
Median Sales Price - Single-Family Detached

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.