

# Local Market Update for July 2016

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	40	<b>33</b>	- 17.5%	250	<b>224</b>	- 10.4%
Pending Sales	29	<b>23</b>	- 20.7%	152	<b>146</b>	- 3.9%
Closed Sales	22	<b>21</b>	- 4.5%	133	<b>133</b>	0.0%
Days on Market Until Sale	27	<b>39</b>	+ 44.4%	56	<b>46</b>	- 17.9%
Median Sales Price*	\$251,250	<b>\$270,000</b>	+ 7.5%	\$252,000	<b>\$250,000</b>	- 0.8%
Average Sales Price*	\$281,037	<b>\$280,644</b>	- 0.1%	\$270,603	<b>\$268,079</b>	- 0.9%
Percent of List Price Received*	97.1%	<b>97.1%</b>	0.0%	96.4%	<b>97.0%</b>	+ 0.6%
Inventory of Homes for Sale	102	<b>65</b>	- 36.3%	--	--	--
Months Supply of Inventory	5.5	<b>3.4</b>	- 38.2%	--	--	--

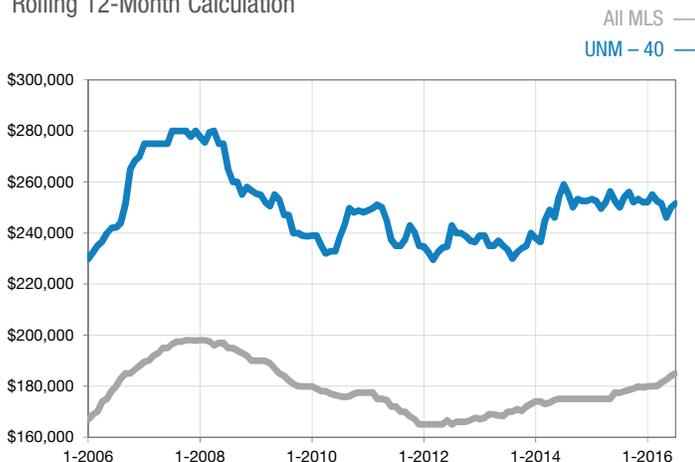
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>2</b>	- 60.0%	22	<b>24</b>	+ 9.1%
Pending Sales	2	<b>2</b>	0.0%	11	<b>11</b>	0.0%
Closed Sales	5	<b>2</b>	- 60.0%	11	<b>8</b>	- 27.3%
Days on Market Until Sale	24	<b>20</b>	- 16.7%	74	<b>41</b>	- 44.6%
Median Sales Price*	\$207,000	<b>\$232,500</b>	+ 12.3%	\$197,000	<b>\$232,500</b>	+ 18.0%
Average Sales Price*	\$209,600	<b>\$232,500</b>	+ 10.9%	\$211,364	<b>\$248,563</b>	+ 17.6%
Percent of List Price Received*	96.4%	<b>93.3%</b>	- 3.2%	94.9%	<b>94.0%</b>	- 0.9%
Inventory of Homes for Sale	9	<b>9</b>	0.0%	--	--	--
Months Supply of Inventory	5.6	<b>4.8</b>	- 14.3%	--	--	--

\* 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.

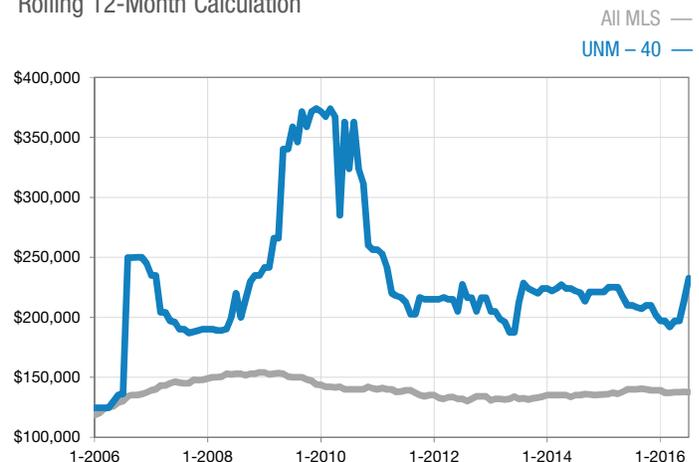
### Median Sales Price - Single-Family Detached

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.