

Local Market Update for July 2016

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	48	36	- 25.0%	268	242	- 9.7%
Pending Sales	25	22	- 12.0%	155	157	+ 1.3%
Closed Sales	17	22	+ 29.4%	141	141	0.0%
Days on Market Until Sale	25	21	- 16.0%	58	43	- 25.9%
Median Sales Price*	\$370,000	\$319,950	- 13.5%	\$338,000	\$331,500	- 1.9%
Average Sales Price*	\$409,012	\$348,216	- 14.9%	\$386,191	\$372,476	- 3.6%
Percent of List Price Received*	97.7%	98.5%	+ 0.8%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	89	78	- 12.4%	--	--	--
Months Supply of Inventory	5.2	4.1	- 21.2%	--	--	--

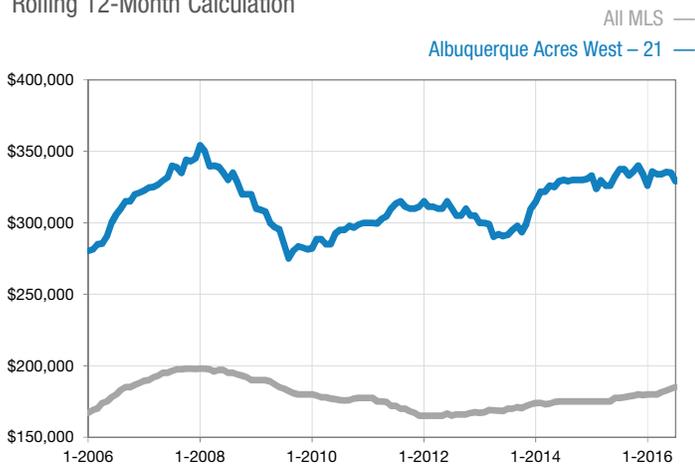
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	2	1	- 50.0%	8	5	- 37.5%
Pending Sales	0	0	0.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	5	2	- 60.0%
Days on Market Until Sale	7	--	--	15	173	+ 1053.3%
Median Sales Price*	\$222,500	--	--	\$208,000	\$160,125	- 23.0%
Average Sales Price*	\$222,500	--	--	\$211,400	\$160,125	- 24.3%
Percent of List Price Received*	94.5%	--	--	97.0%	95.9%	- 1.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

* 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.

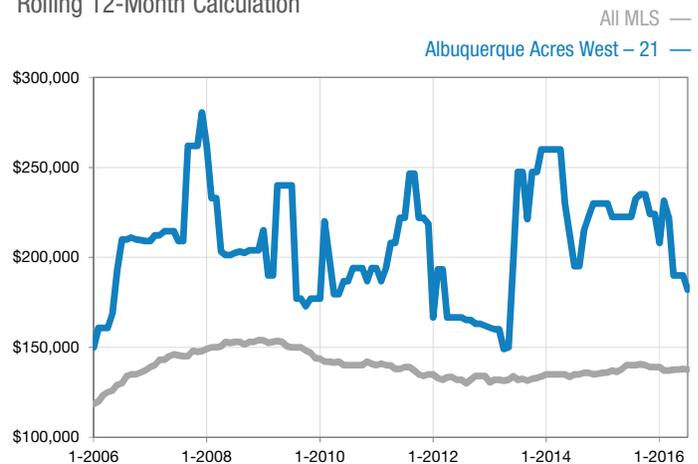
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.