# Local Market Update for July 2016

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

**gaar**

# South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

## Single-Family Detached

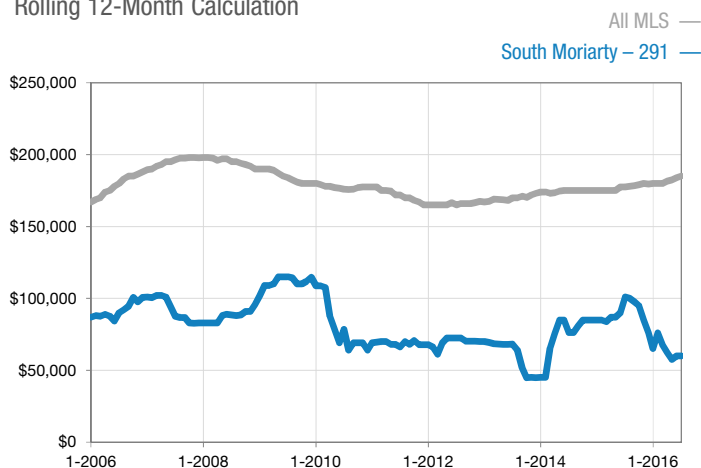| Key Metrics | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 3 | 6 | + 100.0% | 20 | 30 | + 50.0% |
| Pending Sales | 0 | 3 | -- | 10 | 18 | + 80.0% |
| Closed Sales | 3 | 2 | - 33.3% | 10 | 14 | + 40.0% |
| Days on Market Until Sale | 46 | 35 | - 23.9% | 99 | 45 | - 54.5% |
| Median Sales Price* | $100,000 | $88,000 | - 12.0% | $95,000 | $66,500 | - 30.0% |
| Average Sales Price* | $111,667 | $88,000 | - 21.2% | $106,590 | $67,271 | - 36.9% |
| Percent of List Price Received* | 87.8% | 95.9% | + 9.2% | 91.6% | 99.1% | + 8.2% |
| Inventory of Homes for Sale | 15 | 15 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 8.6 | 5.7 | - 33.7% | -- | -- | -- |

* 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

| Key Metrics | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| | 2015 | 2016 | Percent Change | Thru 7-2015 | Thru 7-2016 | Percent Change |
| New Listings | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 0 | 0 | 0.0% |
| Closed Sales | 0 | 0 | 0.0% | 0 | 1 | -- |
| Days on Market Until Sale | -- | -- | -- | -- | 86 | -- |
| Median Sales Price* | -- | -- | -- | -- | $85,000 | -- |
| Average Sales Price* | -- | -- | -- | -- | $85,000 | -- |
| Percent of List Price Received* | -- | -- | -- | -- | 63.4% | -- |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | -- | 1.0 | -- | -- | -- | -- |

* 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.
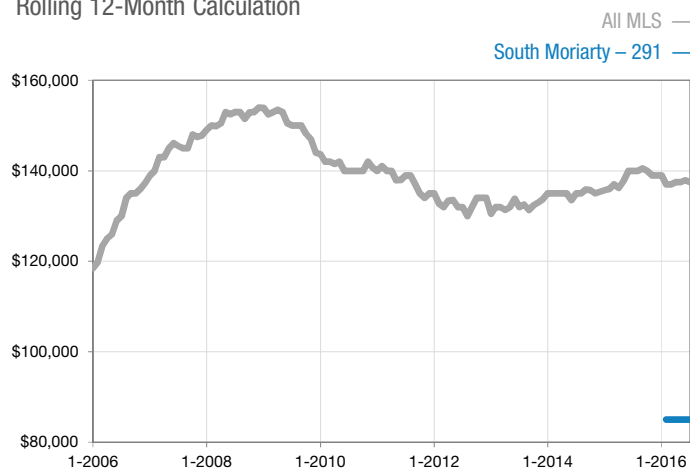
### Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

All MLS —
South Moriarty – 291 —



### Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

All MLS —
South Moriarty – 291 —



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.