

Local Market Update for July 2016

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



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Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	46	39	- 15.2%	264	275	+ 4.2%
Pending Sales	20	23	+ 15.0%	156	181	+ 16.0%
Closed Sales	30	29	- 3.3%	142	170	+ 19.7%
Days on Market Until Sale	52	32	- 38.5%	63	57	- 9.5%
Median Sales Price*	\$155,000	\$178,200	+ 15.0%	\$165,500	\$155,500	- 6.0%
Average Sales Price*	\$183,187	\$191,074	+ 4.3%	\$179,124	\$178,780	- 0.2%
Percent of List Price Received*	97.6%	97.4%	- 0.2%	96.2%	96.2%	0.0%
Inventory of Homes for Sale	103	109	+ 5.8%	--	--	--
Months Supply of Inventory	5.3	4.9	- 7.5%	--	--	--

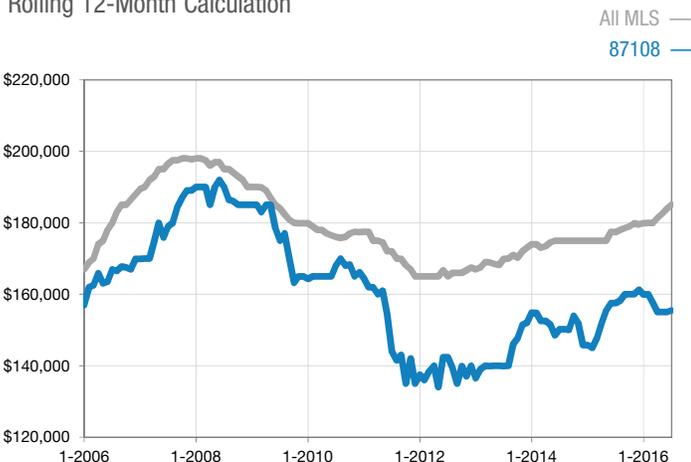
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	3	2	- 33.3%	22	37	+ 68.2%
Pending Sales	2	2	0.0%	7	12	+ 71.4%
Closed Sales	2	0	- 100.0%	5	9	+ 80.0%
Days on Market Until Sale	15	--	--	35	69	+ 97.1%
Median Sales Price*	\$42,500	--	--	\$42,500	\$130,900	+ 208.0%
Average Sales Price*	\$42,500	--	--	\$37,500	\$181,767	+ 384.7%
Percent of List Price Received*	98.3%	--	--	88.9%	96.1%	+ 8.1%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	8.4	15.3	+ 82.1%	--	--	--

* 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.

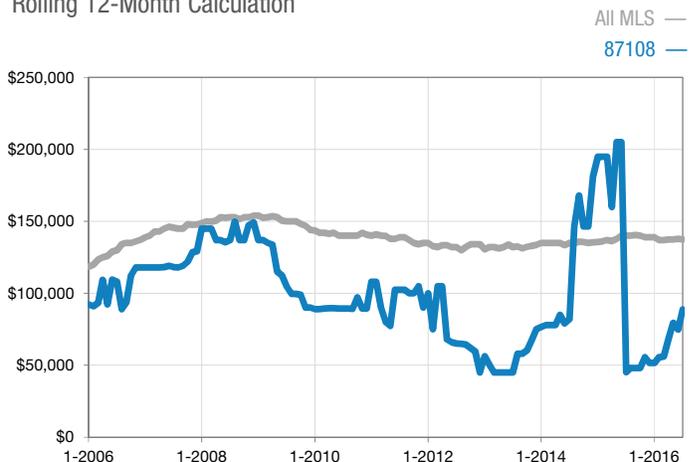
Median Sales Price - Single-Family Detached

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.