

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	65	61	- 6.2%	446	443	- 0.7%
Pending Sales	52	48	- 7.7%	277	282	+ 1.8%
Closed Sales	40	36	- 10.0%	239	247	+ 3.3%
Days on Market Until Sale	55	63	+ 14.5%	72	53	- 26.4%
Median Sales Price*	\$201,750	\$183,500	- 9.0%	\$203,000	\$200,000	- 1.5%
Average Sales Price*	\$216,192	\$192,056	- 11.2%	\$216,540	\$215,257	- 0.6%
Percent of List Price Received*	97.4%	96.3%	- 1.1%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	157	154	- 1.9%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.3%	--	--	--

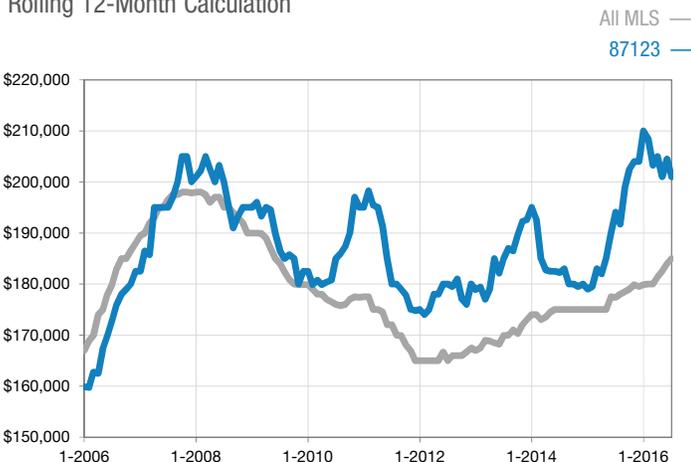
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	12	6	- 50.0%	80	93	+ 16.3%
Pending Sales	8	6	- 25.0%	46	56	+ 21.7%
Closed Sales	11	10	- 9.1%	39	50	+ 28.2%
Days on Market Until Sale	27	43	+ 59.3%	33	59	+ 78.8%
Median Sales Price*	\$155,000	\$124,750	- 19.5%	\$154,000	\$146,750	- 4.7%
Average Sales Price*	\$150,045	\$130,950	- 12.7%	\$148,613	\$146,660	- 1.3%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--

* 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.

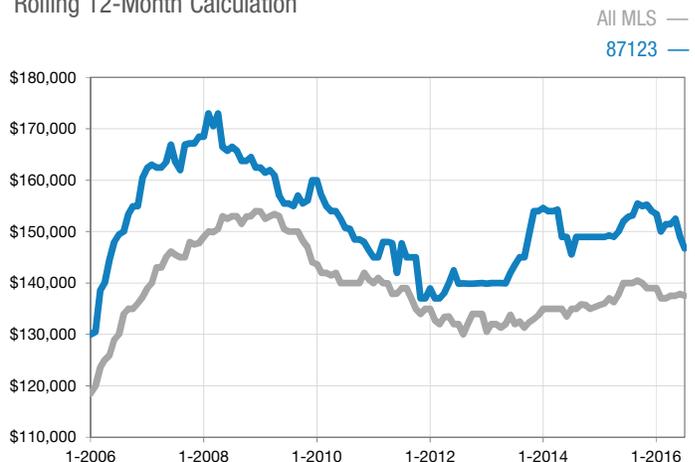
Median Sales Price - Single-Family Detached

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.