

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	42	42	0.0%	232	243	+ 4.7%
Pending Sales	20	28	+ 40.0%	130	139	+ 6.9%
Closed Sales	23	15	- 34.8%	112	114	+ 1.8%
Days on Market Until Sale	39	37	- 5.1%	59	46	- 22.0%
Median Sales Price*	\$230,000	\$270,000	+ 17.4%	\$247,500	\$243,000	- 1.8%
Average Sales Price*	\$259,141	\$263,570	+ 1.7%	\$251,712	\$249,895	- 0.7%
Percent of List Price Received*	96.5%	96.6%	+ 0.1%	96.0%	97.9%	+ 2.0%
Inventory of Homes for Sale	105	79	- 24.8%	--	--	--
Months Supply of Inventory	6.1	4.3	- 29.5%	--	--	--

* 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	7	4	- 42.9%	36	36	0.0%
Pending Sales	2	2	0.0%	19	18	- 5.3%
Closed Sales	6	2	- 66.7%	18	16	- 11.1%
Days on Market Until Sale	13	20	+ 53.8%	51	41	- 19.6%
Median Sales Price*	\$208,500	\$232,500	+ 11.5%	\$183,000	\$153,500	- 16.1%
Average Sales Price*	\$206,667	\$232,500	+ 12.5%	\$182,194	\$168,025	- 7.8%
Percent of List Price Received*	96.3%	93.3%	- 3.1%	94.1%	94.1%	0.0%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	7.1	5.1	- 28.2%	--	--	--

* 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.

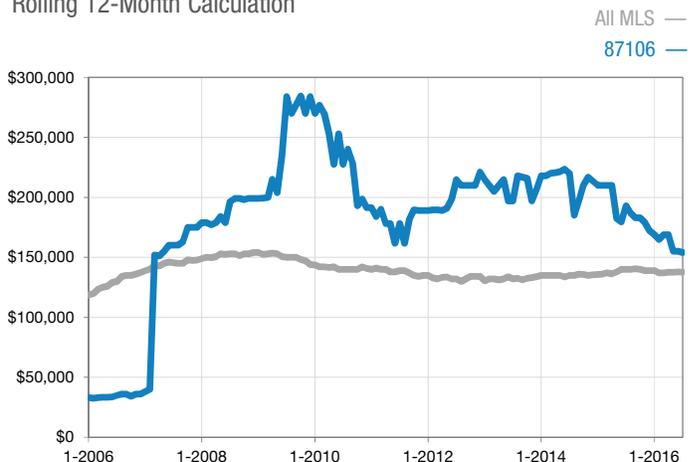
Median Sales Price - Single-Family Detached

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.