Local Market Update for July 2016

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

gaar

87109

Single-Family Detached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	54	53	- 1.9%	308	312	+ 1.3%
Pending Sales	29	38	+ 31.0%	205	222	+ 8.3%
Closed Sales	39	29	- 25.6%	192	191	- 0.5%
Days on Market Until Sale	30	37	+ 23.3%	49	46	- 6.1%
Median Sales Price*	$225,000	$230,500	+ 2.4%	$220,750	$235,000	+ 6.5%
Average Sales Price*	$239,349	$246,044	+ 2.8%	$239,449	$252,104	+ 5.3%
Percent of List Price Received*	97.6%	97.3%	- 0.3%	97.1%	97.6%	+ 0.5%
Inventory of Homes for Sale	90	92	+ 2.2%	--	--	--
Months Supply of Inventory	3.4	3.4	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.
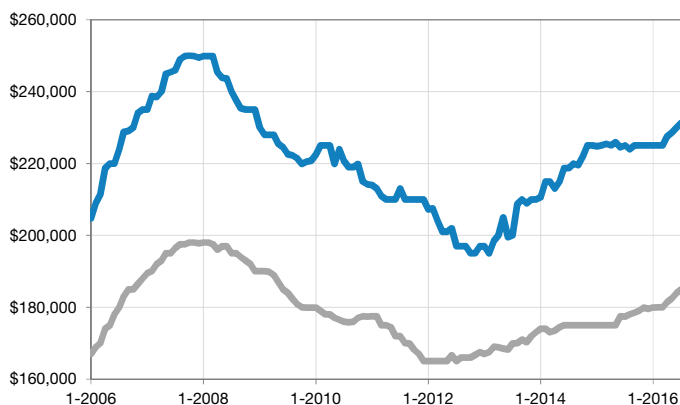
Single-Family Attached

Key Metrics	July			Year to Date		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	20	17	- 15.0%	104	118	+ 13.5%
Pending Sales	19	16	- 15.8%	71	81	+ 14.1%
Closed Sales	13	11	- 15.4%	61	68	+ 11.5%
Days on Market Until Sale	94	35	- 62.8%	84	61	- 27.4%
Median Sales Price*	$160,000	$149,900	- 6.3%	$145,400	$146,500	+ 0.8%
Average Sales Price*	$133,469	$139,036	+ 4.2%	$138,974	$135,969	- 2.2%
Percent of List Price Received*	95.4%	97.5%	+ 2.2%	95.8%	96.5%	+ 0.7%
Inventory of Homes for Sale	48	36	- 25.0%	--	--	--
Months Supply of Inventory	4.9	3.7	- 24.5%	--	--	--

* 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.

Median Sales Price - Single-Family Detached
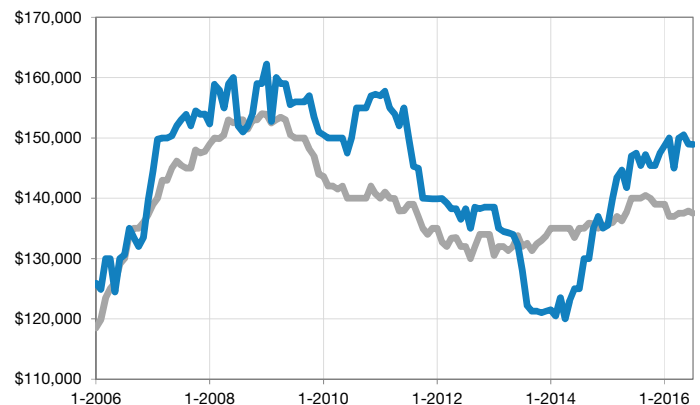Rolling 12-Month Calculation

All MLS —
87109 —

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

All MLS —
87109 —

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.