

Local Market Update for August 2019

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



87104

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	19	18	- 5.3%	167	149	- 10.8%
Pending Sales	17	10	- 41.2%	105	97	- 7.6%
Closed Sales	14	9	- 35.7%	97	97	0.0%
Days on Market Until Sale	28	66	+ 135.7%	46	43	- 6.5%
Median Sales Price*	\$213,500	\$292,000	+ 36.8%	\$282,000	\$273,500	- 3.0%
Average Sales Price*	\$261,071	\$270,546	+ 3.6%	\$315,398	\$339,138	+ 7.5%
Percent of List Price Received*	97.1%	92.7%	- 4.5%	96.9%	97.6%	+ 0.7%
Inventory of Homes for Sale	50	45	- 10.0%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--

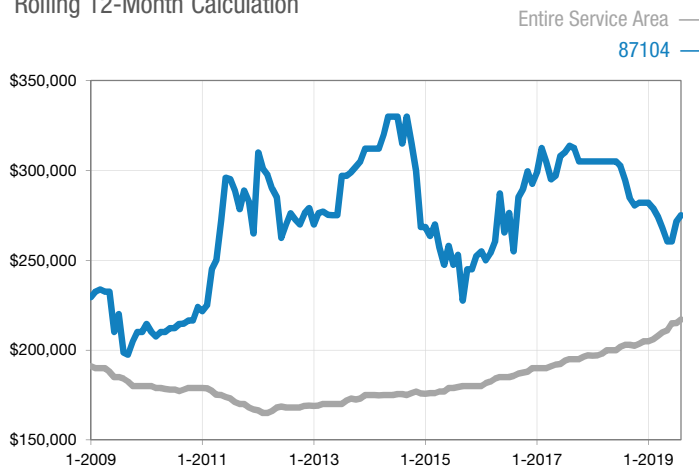
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	7	0.0%	38	38	0.0%
Pending Sales	5	6	+ 20.0%	23	28	+ 21.7%
Closed Sales	4	5	+ 25.0%	21	23	+ 9.5%
Days on Market Until Sale	34	44	+ 29.4%	42	43	+ 2.4%
Median Sales Price*	\$229,500	\$299,900	+ 30.7%	\$203,573	\$240,000	+ 17.9%
Average Sales Price*	\$224,250	\$283,080	+ 26.2%	\$203,870	\$248,617	+ 21.9%
Percent of List Price Received*	95.6%	96.2%	+ 0.6%	97.0%	97.3%	+ 0.3%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	3.1	3.1	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.

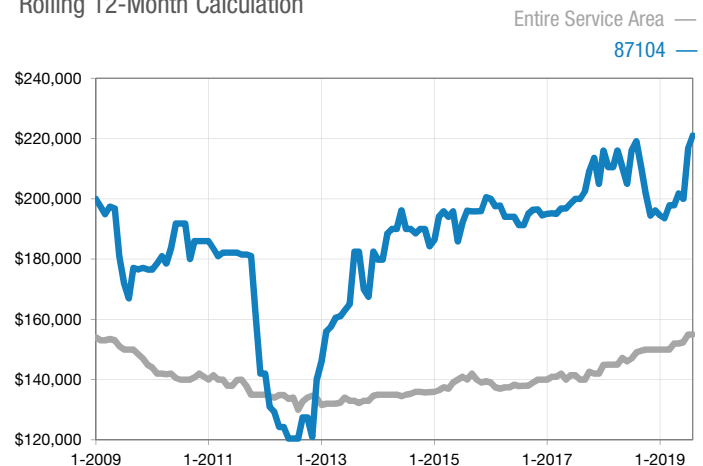
Median Sales Price - Single-Family Detached

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.