

Local Market Update for August 2019

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	32	24	- 25.0%	232	216	- 6.9%
Pending Sales	23	26	+ 13.0%	160	165	+ 3.1%
Closed Sales	27	19	- 29.6%	153	152	- 0.7%
Days on Market Until Sale	49	30	- 38.8%	38	38	0.0%
Median Sales Price*	\$317,500	\$343,000	+ 8.0%	\$315,000	\$300,000	- 4.8%
Average Sales Price*	\$327,993	\$323,558	- 1.4%	\$314,171	\$313,198	- 0.3%
Percent of List Price Received*	96.8%	98.5%	+ 1.8%	97.5%	98.0%	+ 0.5%
Inventory of Homes for Sale	65	40	- 38.5%	--	--	--
Months Supply of Inventory	3.5	2.2	- 37.1%	--	--	--

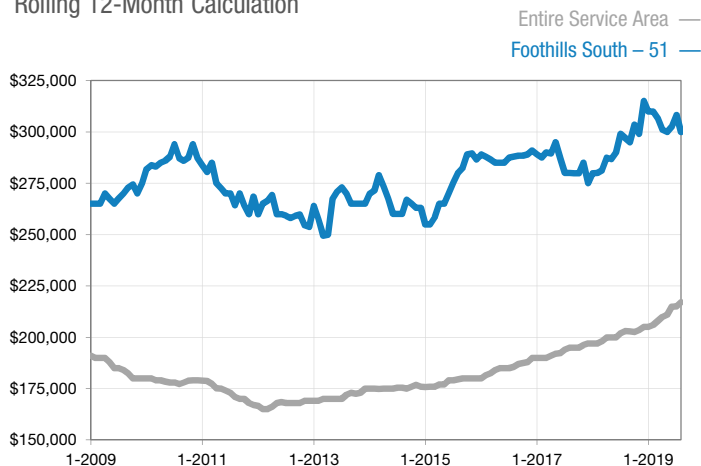
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	3	- 50.0%	34	39	+ 14.7%
Pending Sales	3	5	+ 66.7%	31	35	+ 12.9%
Closed Sales	9	5	- 44.4%	32	33	+ 3.1%
Days on Market Until Sale	32	28	- 12.5%	43	22	- 48.8%
Median Sales Price*	\$150,150	\$150,000	- 0.1%	\$161,500	\$162,000	+ 0.3%
Average Sales Price*	\$172,493	\$165,000	- 4.3%	\$179,813	\$178,916	- 0.5%
Percent of List Price Received*	97.2%	98.7%	+ 1.5%	97.6%	98.5%	+ 0.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

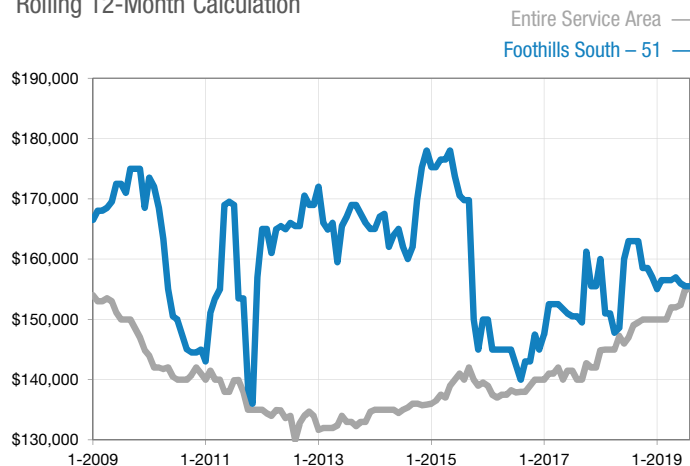
Median Sales Price - Single-Family Detached

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.