

Local Market Update for August 2019

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming 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	45	55	+ 22.2%	400	360	- 10.0%
Pending Sales	31	39	+ 25.8%	294	281	- 4.4%
Closed Sales	44	44	0.0%	290	265	- 8.6%
Days on Market Until Sale	21	26	+ 23.8%	31	33	+ 6.5%
Median Sales Price*	\$177,000	\$181,750	+ 2.7%	\$169,975	\$182,250	+ 7.2%
Average Sales Price*	\$192,909	\$196,970	+ 2.1%	\$181,901	\$197,843	+ 8.8%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	95	58	- 38.9%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

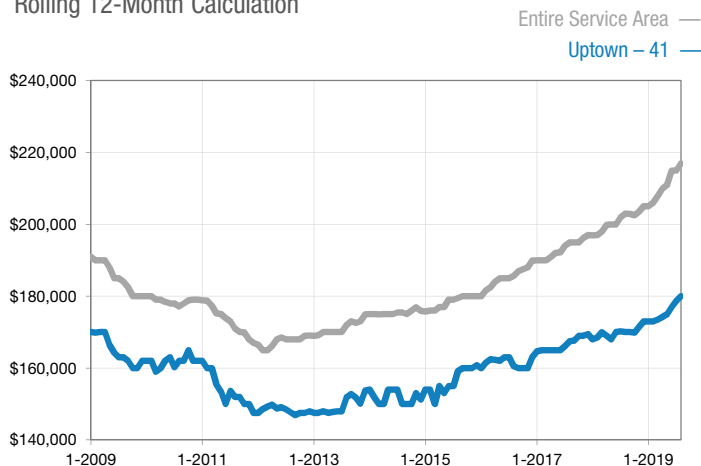
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	7	+ 16.7%	58	66	+ 13.8%
Pending Sales	3	6	+ 100.0%	48	53	+ 10.4%
Closed Sales	1	4	+ 300.0%	47	51	+ 8.5%
Days on Market Until Sale	38	34	- 10.5%	45	37	- 17.8%
Median Sales Price*	\$182,500	\$83,500	- 54.2%	\$85,000	\$102,000	+ 20.0%
Average Sales Price*	\$182,500	\$85,875	- 52.9%	\$97,919	\$100,448	+ 2.6%
Percent of List Price Received*	98.4%	97.2%	- 1.2%	96.9%	97.2%	+ 0.3%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.7	- 57.5%	--	--	--

* 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



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.