Local Market Update for August 2019

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

gaar

Foothills North – 31

East of Tramway Blvd to mountains, South of San Antonio Dr NE, North of Montgomery Blvd NE

Single-Family Detached

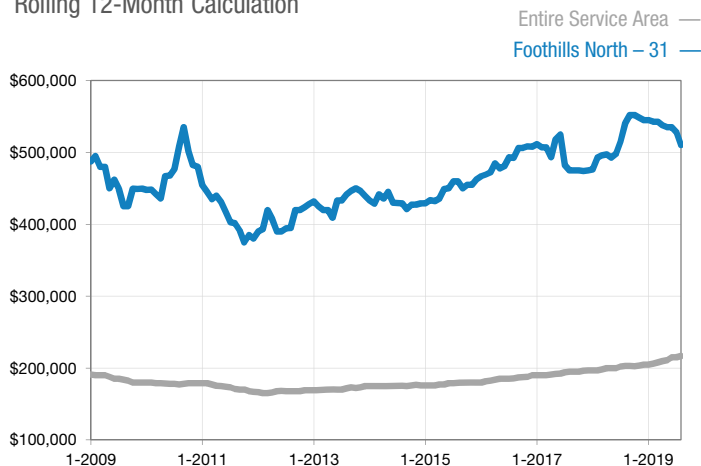| Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	20	23	+ 15.0%	130	168	+ 29.2%
Pending Sales	14	16	+ 14.3%	80	105	+ 31.3%
Closed Sales	15	16	+ 6.7%	72	95	+ 31.9%
Days on Market Until Sale	51	66	+ 29.4%	58	47	- 19.0%
Median Sales Price*	$585,000	$474,050	- 19.0%	$555,000	$525,000	- 5.4%
Average Sales Price*	$671,030	$493,745	- 26.4%	$622,795	$557,764	- 10.4%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	43	45	+ 4.7%	--	--	--
Months Supply of Inventory	4.7	3.8	- 19.1%	--	--	--

* 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

Key Metrics	August			Year to Date		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	1	0.0%	16	15	- 6.3%
Pending Sales	1	2	+ 100.0%	13	11	- 15.4%
Closed Sales	1	1	0.0%	13	9	- 30.8%
Days on Market Until Sale	30	2	- 93.3%	23	21	- 8.7%
Median Sales Price*	$330,000	$351,800	+ 6.6%	$330,000	$325,000	- 1.5%
Average Sales Price*	$330,000	$351,800	+ 6.6%	$300,417	$275,533	- 8.3%
Percent of List Price Received*	97.3%	100.5%	+ 3.3%	97.2%	100.6%	+ 3.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--

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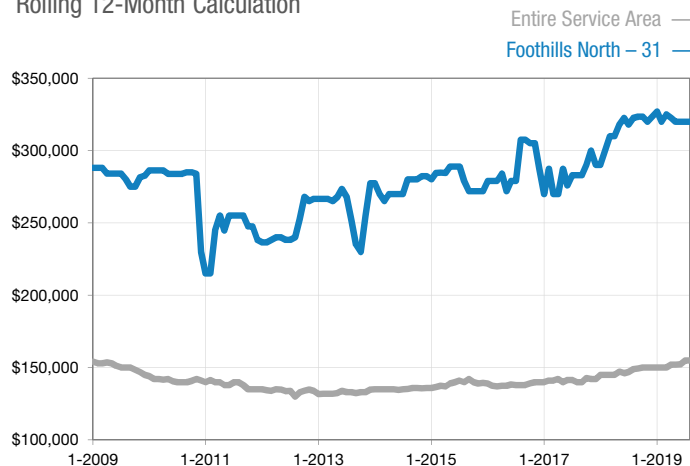
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area ——
Foothills North – 31 ——

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

Entire Service Area ——
Foothills North – 31 ——

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.