

# Local Market Update for August 2019

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



## 87105

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	43	41	- 4.7%	383	326	- 14.9%
Pending Sales	35	42	+ 20.0%	262	289	+ 10.3%
Closed Sales	40	40	0.0%	246	250	+ 1.6%
Days on Market Until Sale	56	32	- 42.9%	46	49	+ 6.5%
Median Sales Price*	\$140,500	<b>\$178,000</b>	+ 26.7%	\$140,000	<b>\$155,000</b>	+ 10.7%
Average Sales Price*	\$153,214	<b>\$183,286</b>	+ 19.6%	\$157,672	<b>\$173,437</b>	+ 10.0%
Percent of List Price Received*	97.0%	<b>99.9%</b>	+ 3.0%	97.2%	<b>97.9%</b>	+ 0.7%
Inventory of Homes for Sale	121	49	- 59.5%	--	--	--
Months Supply of Inventory	4.1	1.5	- 63.4%	--	--	--

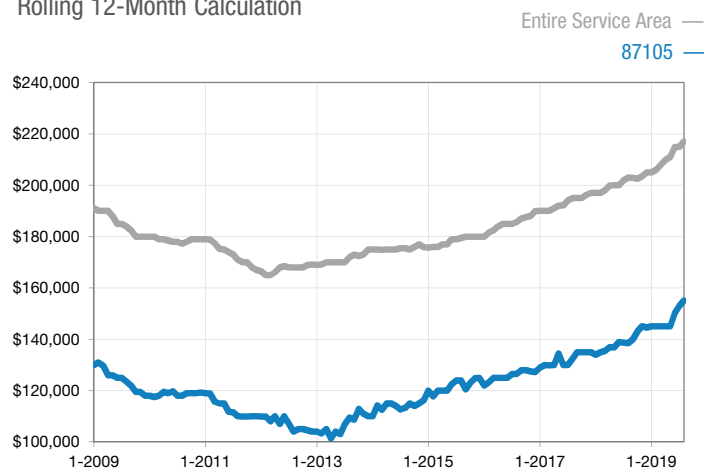
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	4	+ 300.0%	13	8	- 38.5%
Pending Sales	0	2	--	10	6	- 40.0%
Closed Sales	0	0	0.0%	10	7	- 30.0%
Days on Market Until Sale	--	--	--	66	57	- 13.6%
Median Sales Price*	--	--	--	\$119,500	<b>\$58,000</b>	- 51.5%
Average Sales Price*	--	--	--	\$110,362	<b>\$71,898</b>	- 34.9%
Percent of List Price Received*	--	--	--	97.6%	<b>91.7%</b>	- 6.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

\* 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.

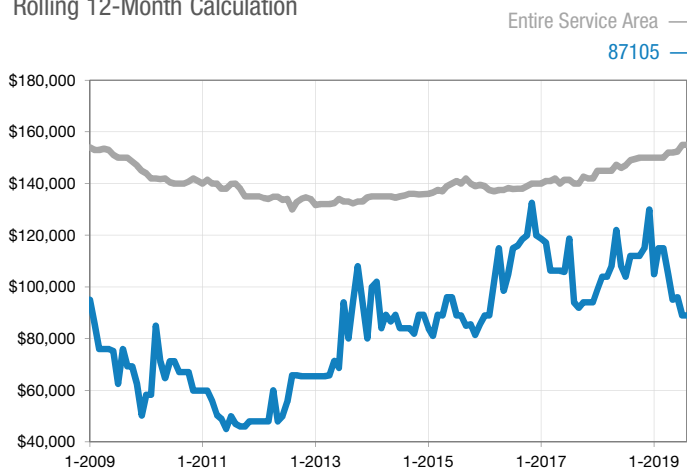
### Median Sales Price - Single-Family Detached

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.