

Local Market Update for August 2019

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	37	25	- 32.4%	266	237	- 10.9%
Pending Sales	22	22	0.0%	155	179	+ 15.5%
Closed Sales	20	33	+ 65.0%	151	167	+ 10.6%
Days on Market Until Sale	33	18	- 45.5%	34	29	- 14.7%
Median Sales Price*	\$263,500	\$277,000	+ 5.1%	\$271,500	\$297,000	+ 9.4%
Average Sales Price*	\$273,537	\$304,768	+ 11.4%	\$308,555	\$317,091	+ 2.8%
Percent of List Price Received*	98.7%	99.5%	+ 0.8%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	78	42	- 46.2%	--	--	--
Months Supply of Inventory	4.1	2.1	- 48.8%	--	--	--

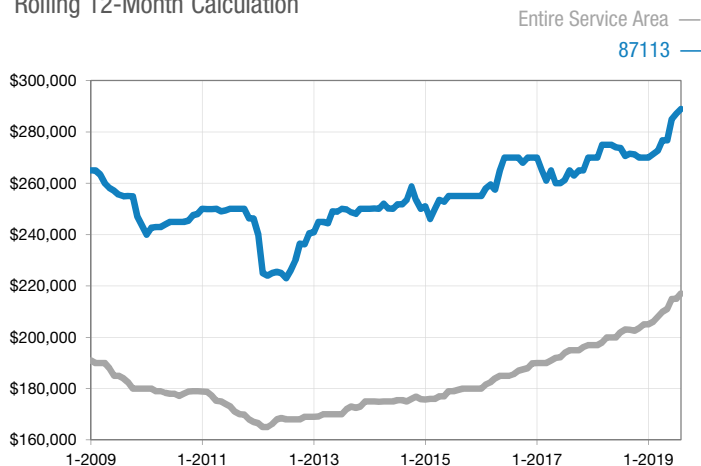
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	4	1	- 75.0%	28	9	- 67.9%
Pending Sales	1	1	0.0%	22	14	- 36.4%
Closed Sales	2	0	- 100.0%	22	13	- 40.9%
Days on Market Until Sale	22	--	--	15	48	+ 220.0%
Median Sales Price*	\$166,000	--	--	\$141,500	\$150,000	+ 6.0%
Average Sales Price*	\$166,000	--	--	\$139,227	\$166,060	+ 19.3%
Percent of List Price Received*	98.7%	--	--	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	2.3	--	--	--	--	--

* 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.

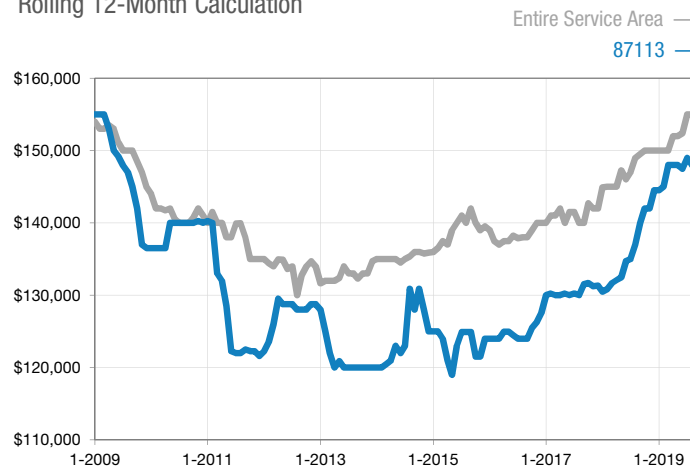
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.