

Local Market Update for August 2019

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	25	24	- 4.0%	216	198	- 8.3%
Pending Sales	21	21	0.0%	137	134	- 2.2%
Closed Sales	9	16	+ 77.8%	125	120	- 4.0%
Days on Market Until Sale	40	56	+ 40.0%	60	45	- 25.0%
Median Sales Price*	\$287,500	\$264,500	- 8.0%	\$205,000	\$200,000	- 2.4%
Average Sales Price*	\$276,000	\$262,089	- 5.0%	\$234,613	\$247,477	+ 5.5%
Percent of List Price Received*	95.9%	95.2%	- 0.7%	96.6%	97.0%	+ 0.4%
Inventory of Homes for Sale	61	51	- 16.4%	--	--	--
Months Supply of Inventory	3.9	3.4	- 12.8%	--	--	--

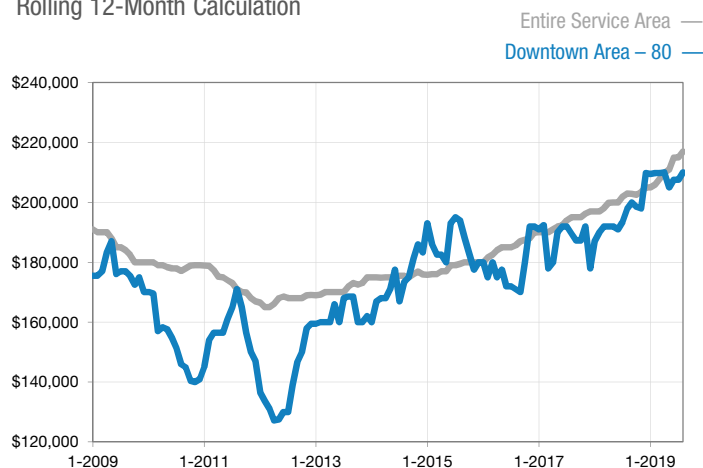
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	17	15	- 11.8%	100	96	- 4.0%
Pending Sales	8	9	+ 12.5%	49	54	+ 10.2%
Closed Sales	5	12	+ 140.0%	44	48	+ 9.1%
Days on Market Until Sale	63	30	- 52.4%	66	54	- 18.2%
Median Sales Price*	\$170,000	\$207,500	+ 22.1%	\$174,000	\$218,000	+ 25.3%
Average Sales Price*	\$195,600	\$229,238	+ 17.2%	\$176,922	\$215,733	+ 21.9%
Percent of List Price Received*	94.1%	97.5%	+ 3.6%	95.8%	97.1%	+ 1.4%
Inventory of Homes for Sale	49	28	- 42.9%	--	--	--
Months Supply of Inventory	7.8	4.9	- 37.2%	--	--	--

* 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.

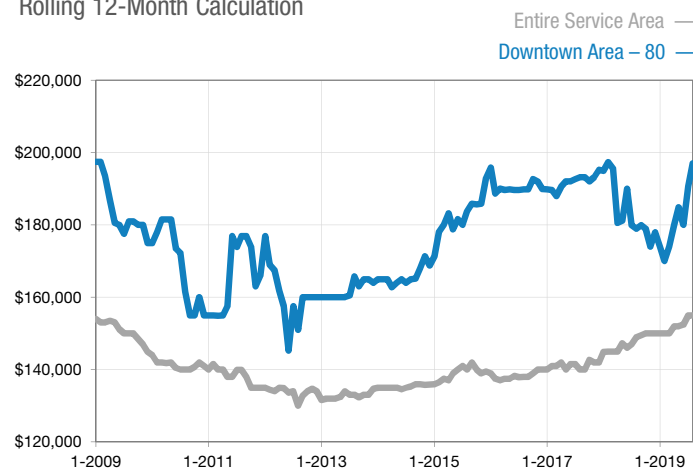
Median Sales Price - Single-Family Detached

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.