

Local Market Update for August 2019

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	15	24	+ 60.0%	121	120	- 0.8%
Pending Sales	9	17	+ 88.9%	79	93	+ 17.7%
Closed Sales	14	14	0.0%	76	81	+ 6.6%
Days on Market Until Sale	43	41	- 4.7%	62	55	- 11.3%
Median Sales Price*	\$292,500	\$320,000	+ 9.4%	\$282,500	\$275,000	- 2.7%
Average Sales Price*	\$312,321	\$338,611	+ 8.4%	\$287,334	\$279,195	- 2.8%
Percent of List Price Received*	97.8%	98.9%	+ 1.1%	96.7%	97.3%	+ 0.6%
Inventory of Homes for Sale	46	36	- 21.7%	--	--	--
Months Supply of Inventory	5.1	3.6	- 29.4%	--	--	--

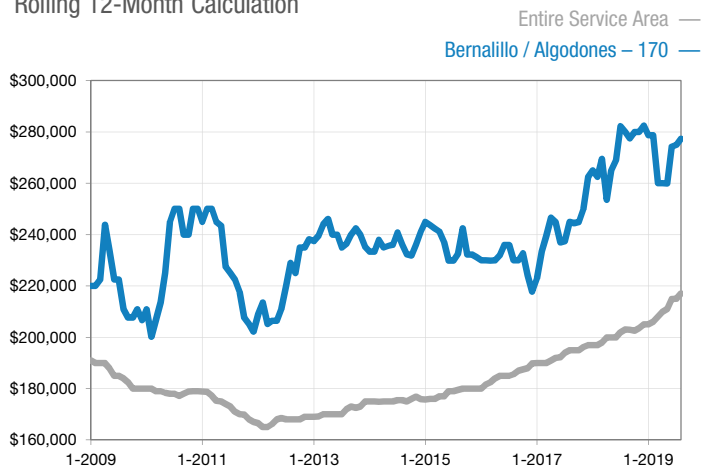
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	0	- 100.0%	7	6	- 14.3%
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	0	3	--	5	5	0.0%
Days on Market Until Sale	--	25	--	22	34	+ 54.5%
Median Sales Price*	--	\$87,000	--	\$87,500	\$87,000	- 0.6%
Average Sales Price*	--	\$94,667	--	\$97,500	\$98,780	+ 1.3%
Percent of List Price Received*	--	97.9%	--	93.9%	97.5%	+ 3.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

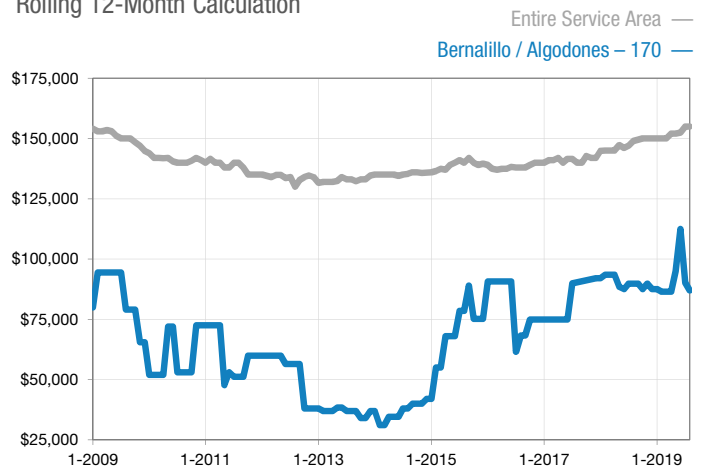
Median Sales Price - Single-Family Detached

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.