

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	30	32	+ 6.7%	248	274	+ 10.5%
Pending Sales	19	42	+ 121.1%	159	199	+ 25.2%
Closed Sales	20	36	+ 80.0%	152	172	+ 13.2%
Days on Market Until Sale	34	51	+ 50.0%	44	46	+ 4.5%
Median Sales Price*	\$247,500	\$254,750	+ 2.9%	\$249,250	\$260,000	+ 4.3%
Average Sales Price*	\$258,342	\$283,483	+ 9.7%	\$266,899	\$282,332	+ 5.8%
Percent of List Price Received*	97.4%	97.7%	+ 0.3%	97.2%	97.1%	- 0.1%
Inventory of Homes for Sale	65	55	- 15.4%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

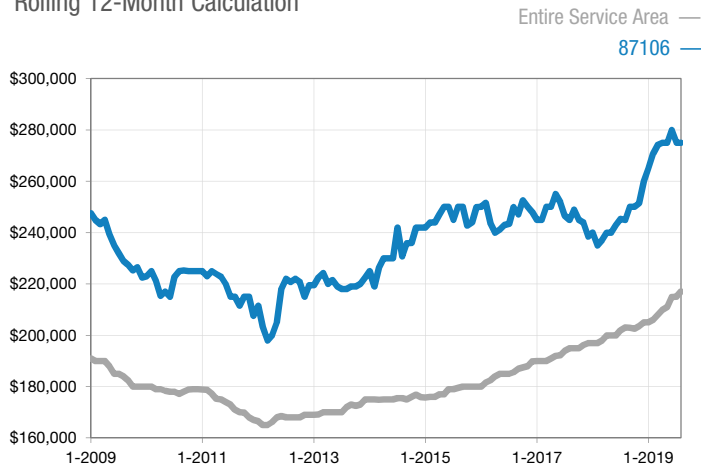
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	3	- 57.1%	46	46	0.0%
Pending Sales	4	3	- 25.0%	25	25	0.0%
Closed Sales	4	3	- 25.0%	22	23	+ 4.5%
Days on Market Until Sale	57	128	+ 124.6%	55	67	+ 21.8%
Median Sales Price*	\$325,000	\$45,000	- 86.2%	\$201,000	\$185,000	- 8.0%
Average Sales Price*	\$335,000	\$117,833	- 64.8%	\$207,634	\$157,365	- 24.2%
Percent of List Price Received*	97.0%	93.0%	- 4.1%	96.5%	94.6%	- 2.0%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	4.5	4.1	- 8.9%	--	--	--

* 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.

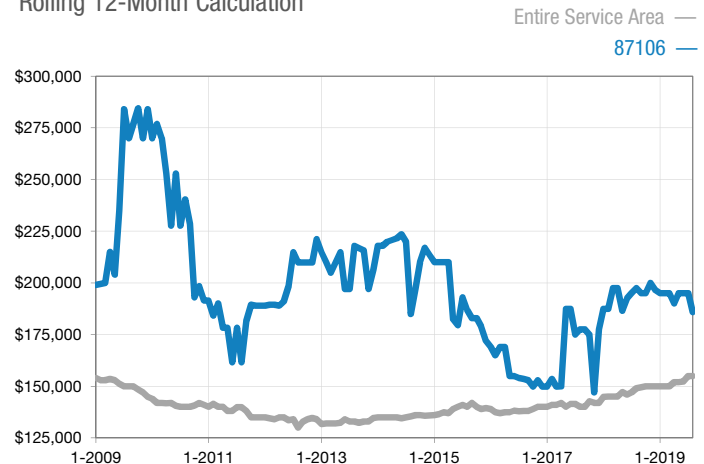
Median Sales Price - Single-Family Detached

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.