

Local Market Update for August 2019

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	29	25	- 13.8%	275	260	- 5.5%
Pending Sales	17	21	+ 23.5%	157	198	+ 26.1%
Closed Sales	18	33	+ 83.3%	151	186	+ 23.2%
Days on Market Until Sale	34	26	- 23.5%	35	30	- 14.3%
Median Sales Price*	\$302,500	\$362,000	+ 19.7%	\$354,850	\$383,500	+ 8.1%
Average Sales Price*	\$387,139	\$405,769	+ 4.8%	\$389,277	\$441,968	+ 13.5%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	74	38	- 48.6%	--	--	--
Months Supply of Inventory	4.1	1.8	- 56.1%	--	--	--

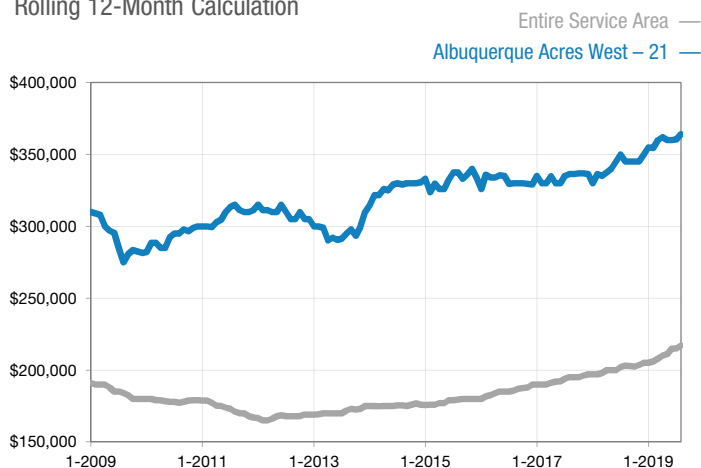
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	0	0.0%	6	7	+ 16.7%
Pending Sales	1	1	0.0%	4	8	+ 100.0%
Closed Sales	1	0	- 100.0%	3	7	+ 133.3%
Days on Market Until Sale	8	--	--	57	40	- 29.8%
Median Sales Price*	\$183,000	--	--	\$183,000	\$194,000	+ 6.0%
Average Sales Price*	\$183,000	--	--	\$227,500	\$219,183	- 3.7%
Percent of List Price Received*	97.3%	--	--	97.4%	98.2%	+ 0.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

* 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.

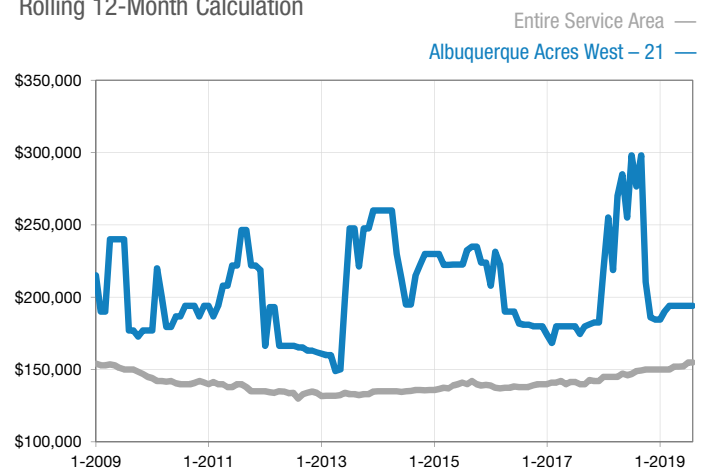
Median Sales Price - Single-Family Detached

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.