

Local Market Update for August 2019

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	3	- 50.0%	26	34	+ 30.8%
Pending Sales	4	2	- 50.0%	15	23	+ 53.3%
Closed Sales	1	2	+ 100.0%	13	22	+ 69.2%
Days on Market Until Sale	8	5	- 37.5%	65	40	- 38.5%
Median Sales Price*	\$217,500	\$448,000	+ 106.0%	\$449,000	\$397,375	- 11.5%
Average Sales Price*	\$217,500	\$448,000	+ 106.0%	\$521,531	\$458,734	- 12.0%
Percent of List Price Received*	98.9%	97.0%	- 1.9%	96.9%	98.2%	+ 1.3%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	5.0	5.1	+ 2.0%	--	--	--

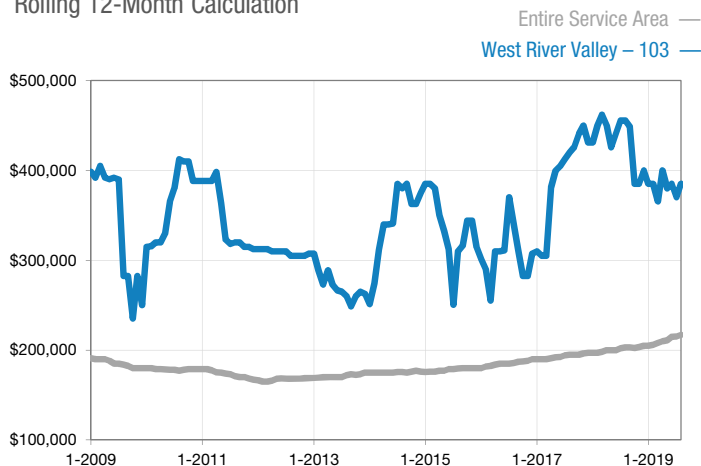
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	2	- 33.3%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	--	--	--	54	56	+ 3.7%
Median Sales Price*	--	--	--	\$220,000	\$243,990	+ 10.9%
Average Sales Price*	--	--	--	\$220,000	\$233,849	+ 6.3%
Percent of List Price Received*	--	--	--	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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.

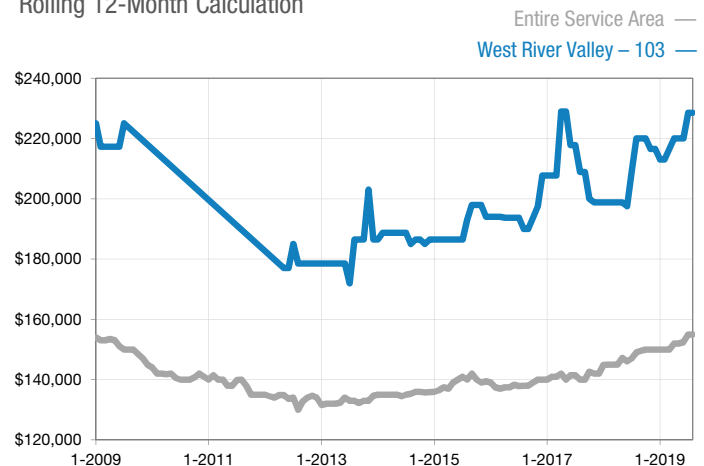
Median Sales Price - Single-Family Detached

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.