

Local Market Update for August 2019

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	92	69	- 25.0%	817	758	- 7.2%
Pending Sales	67	81	+ 20.9%	545	648	+ 18.9%
Closed Sales	65	79	+ 21.5%	514	586	+ 14.0%
Days on Market Until Sale	41	39	- 4.9%	51	44	- 13.7%
Median Sales Price*	\$232,000	\$245,000	+ 5.6%	\$232,000	\$250,000	+ 7.8%
Average Sales Price*	\$264,051	\$279,124	+ 5.7%	\$254,370	\$281,290	+ 10.6%
Percent of List Price Received*	98.4%	99.5%	+ 1.1%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	231	109	- 52.8%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

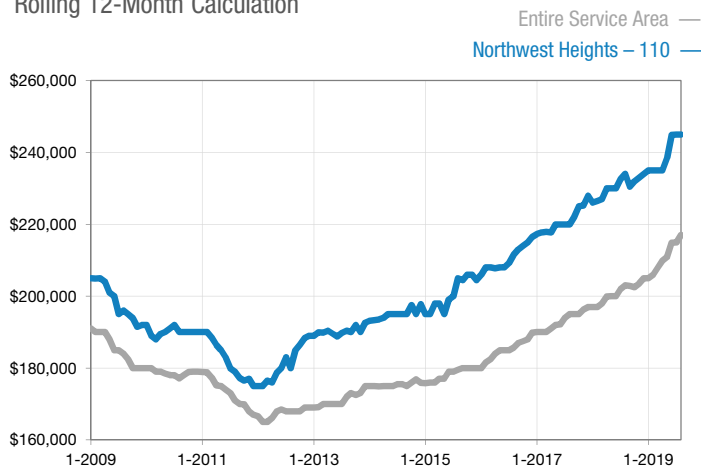
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	2	4	+ 100.0%	47	49	+ 4.3%
Pending Sales	2	4	+ 100.0%	35	40	+ 14.3%
Closed Sales	5	4	- 20.0%	34	37	+ 8.8%
Days on Market Until Sale	14	27	+ 92.9%	30	28	- 6.7%
Median Sales Price*	\$126,000	\$190,050	+ 50.8%	\$150,000	\$168,000	+ 12.0%
Average Sales Price*	\$165,180	\$225,025	+ 36.2%	\$177,015	\$199,909	+ 12.9%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	97.3%	98.6%	+ 1.3%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

* 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.

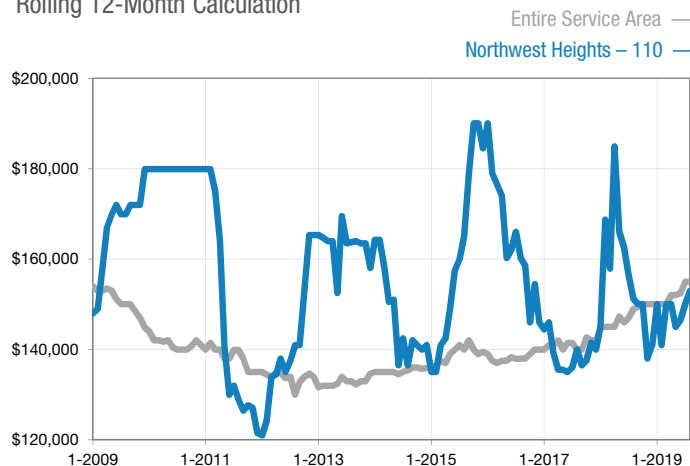
Median Sales Price - Single-Family Detached

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.