

Local Market Update for August 2019

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



87031

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	69	64	- 7.2%	491	488	- 0.6%
Pending Sales	59	57	- 3.4%	342	367	+ 7.3%
Closed Sales	43	45	+ 4.7%	314	336	+ 7.0%
Days on Market Until Sale	33	80	+ 142.4%	51	69	+ 35.3%
Median Sales Price*	\$163,000	\$188,600	+ 15.7%	\$164,500	\$179,750	+ 9.3%
Average Sales Price*	\$173,271	\$203,492	+ 17.4%	\$181,019	\$195,086	+ 7.8%
Percent of List Price Received*	99.7%	98.1%	- 1.6%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	183	143	- 21.9%	--	--	--
Months Supply of Inventory	4.7	3.3	- 29.8%	--	--	--

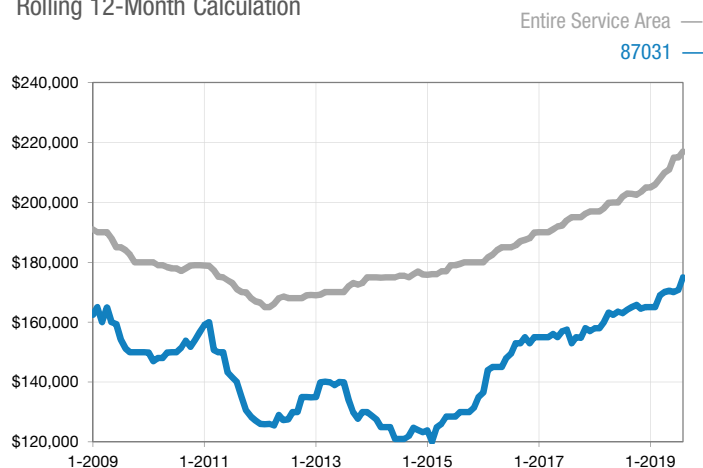
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	3	- 40.0%	22	27	+ 22.7%
Pending Sales	2	3	+ 50.0%	19	25	+ 31.6%
Closed Sales	3	5	+ 66.7%	19	23	+ 21.1%
Days on Market Until Sale	25	40	+ 60.0%	29	42	+ 44.8%
Median Sales Price*	\$128,141	\$134,000	+ 4.6%	\$120,000	\$135,000	+ 12.5%
Average Sales Price*	\$139,380	\$122,450	- 12.1%	\$128,023	\$135,959	+ 6.2%
Percent of List Price Received*	100.5%	91.5%	- 9.0%	98.6%	97.0%	- 1.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

* 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.

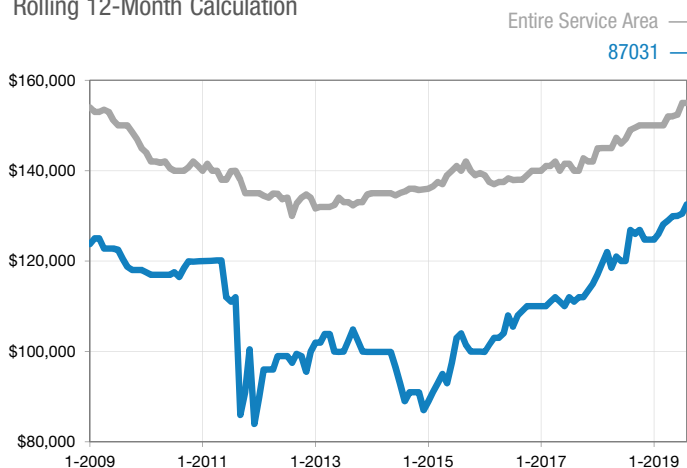
Median Sales Price - Single-Family Detached

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.