

Local Market Update for August 2019

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



87124

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	115	119	+ 3.5%	1,001	927	- 7.4%
Pending Sales	100	94	- 6.0%	746	770	+ 3.2%
Closed Sales	95	109	+ 14.7%	697	715	+ 2.6%
Days on Market Until Sale	31	22	- 29.0%	38	30	- 21.1%
Median Sales Price*	\$211,000	\$220,000	+ 4.3%	\$200,000	\$216,500	+ 8.3%
Average Sales Price*	\$229,485	\$236,857	+ 3.2%	\$222,852	\$235,620	+ 5.7%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	220	157	- 28.6%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--

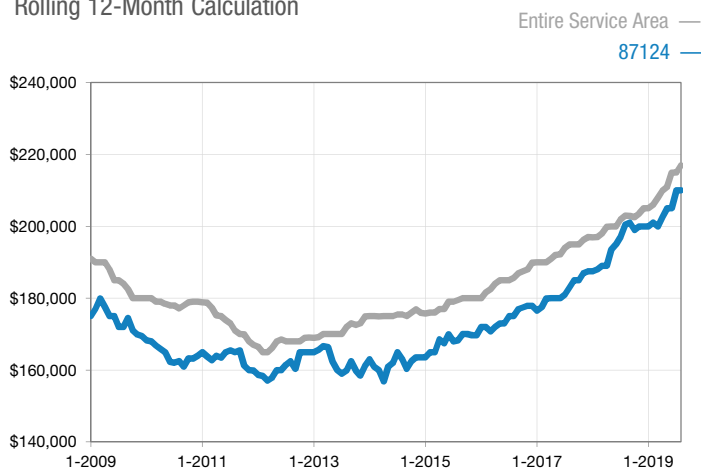
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	12	9	- 25.0%	86	82	- 4.7%
Pending Sales	12	11	- 8.3%	73	73	0.0%
Closed Sales	10	15	+ 50.0%	71	70	- 1.4%
Days on Market Until Sale	32	29	- 9.4%	37	36	- 2.7%
Median Sales Price*	\$109,500	\$126,000	+ 15.1%	\$143,100	\$147,500	+ 3.1%
Average Sales Price*	\$119,100	\$143,367	+ 20.4%	\$133,417	\$140,410	+ 5.2%
Percent of List Price Received*	97.3%	97.9%	+ 0.6%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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.

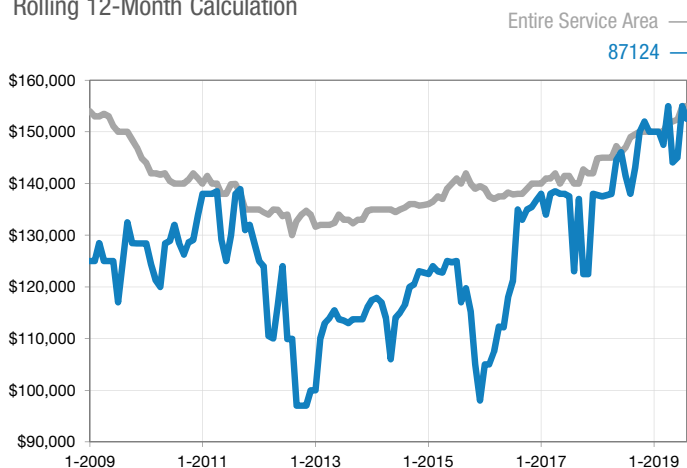
Median Sales Price - Single-Family Detached

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.