

# Local Market Update for August 2019

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



## Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	110	83	- 24.5%	798	709	- 11.2%
Pending Sales	78	75	- 3.8%	660	660	0.0%
Closed Sales	74	83	+ 12.2%	632	623	- 1.4%
Days on Market Until Sale	31	28	- 9.7%	33	29	- 12.1%
Median Sales Price*	\$158,450	<b>\$158,875</b>	+ 0.3%	\$149,617	<b>\$159,000</b>	+ 6.3%
Average Sales Price*	\$155,952	<b>\$164,512</b>	+ 5.5%	\$150,614	<b>\$163,223</b>	+ 8.4%
Percent of List Price Received*	98.9%	<b>99.8%</b>	+ 0.9%	99.2%	<b>99.4%</b>	+ 0.2%
Inventory of Homes for Sale	182	93	- 48.9%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--

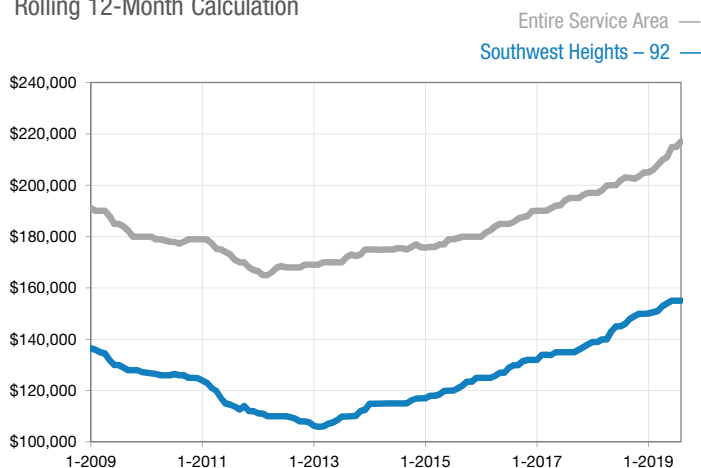
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	2	- 60.0%	17	22	+ 29.4%
Pending Sales	3	3	0.0%	12	22	+ 83.3%
Closed Sales	1	1	0.0%	11	18	+ 63.6%
Days on Market Until Sale	18	16	- 11.1%	46	49	+ 6.5%
Median Sales Price*	\$118,000	<b>\$180,000</b>	+ 52.5%	\$107,900	<b>\$114,000</b>	+ 5.7%
Average Sales Price*	\$118,000	<b>\$180,000</b>	+ 52.5%	\$115,283	<b>\$126,699</b>	+ 9.9%
Percent of List Price Received*	98.4%	<b>100.0%</b>	+ 1.6%	93.9%	<b>99.6%</b>	+ 6.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	4.3	1.8	- 58.1%	--	--	--

\* 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.

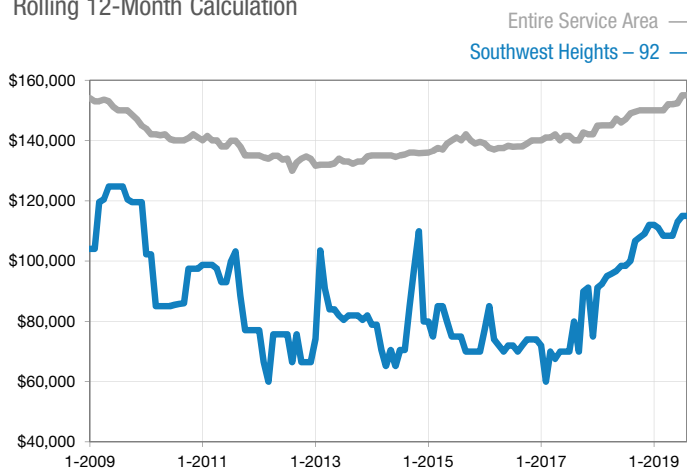
### Median Sales Price - Single-Family Detached

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.