

# Local Market Update for August 2019

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	23	36	+ 56.5%	248	236	- 4.8%
Pending Sales	21	29	+ 38.1%	189	184	- 2.6%
Closed Sales	26	26	0.0%	177	170	- 4.0%
Days on Market Until Sale	32	30	- 6.3%	42	38	- 9.5%
Median Sales Price*	\$185,000	\$269,350	+ 45.6%	\$198,000	\$240,750	+ 21.6%
Average Sales Price*	\$204,904	\$271,904	+ 32.7%	\$206,001	\$229,398	+ 11.4%
Percent of List Price Received*	97.8%	97.8%	0.0%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	51	50	- 2.0%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

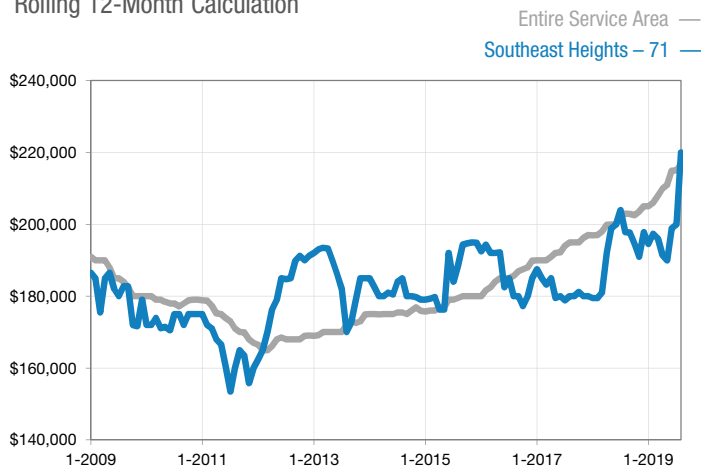
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	4	- 20.0%	53	47	- 11.3%
Pending Sales	4	8	+ 100.0%	51	47	- 7.8%
Closed Sales	11	8	- 27.3%	49	43	- 12.2%
Days on Market Until Sale	88	113	+ 28.4%	99	131	+ 32.3%
Median Sales Price*	\$150,000	\$209,400	+ 39.6%	\$198,000	\$167,000	- 15.7%
Average Sales Price*	\$139,568	\$190,744	+ 36.7%	\$169,548	\$164,085	- 3.2%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	98.4%	97.6%	- 0.8%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	5.9	2.7	- 54.2%	--	--	--

\* 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.

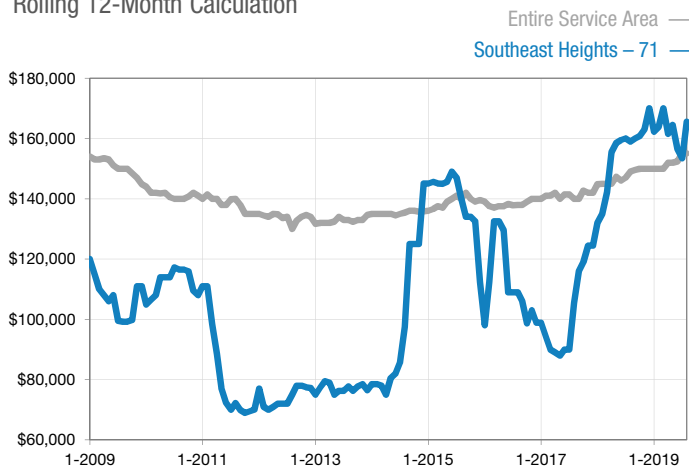
### Median Sales Price - Single-Family Detached

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.