

Local Market Update for August 2019

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	24	23	- 4.2%	204	175	- 14.2%
Pending Sales	21	25	+ 19.0%	137	160	+ 16.8%
Closed Sales	14	23	+ 64.3%	129	138	+ 7.0%
Days on Market Until Sale	68	40	- 41.2%	45	61	+ 35.6%
Median Sales Price*	\$145,500	\$145,000	- 0.3%	\$130,100	\$150,000	+ 15.3%
Average Sales Price*	\$154,261	\$130,154	- 15.6%	\$134,460	\$152,532	+ 13.4%
Percent of List Price Received*	96.5%	101.6%	+ 5.3%	96.4%	98.5%	+ 2.2%
Inventory of Homes for Sale	71	27	- 62.0%	--	--	--
Months Supply of Inventory	4.6	1.5	- 67.4%	--	--	--

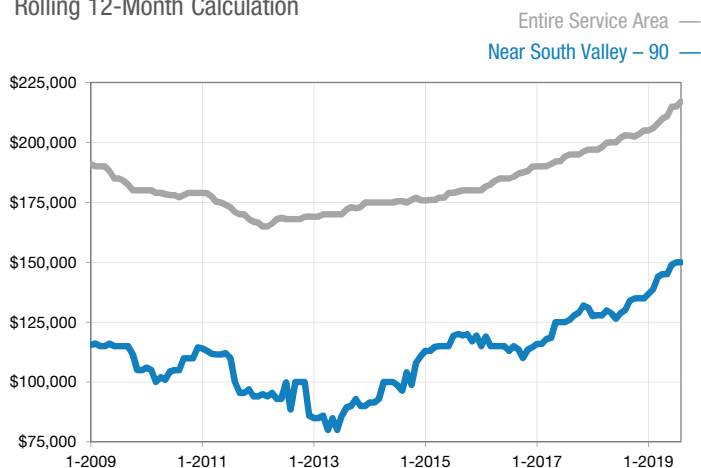
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	2	+ 100.0%	5	5	0.0%
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	0	0.0%	2	6	+ 200.0%
Days on Market Until Sale	--	--	--	19	58	+ 205.3%
Median Sales Price*	--	--	--	\$56,809	\$69,000	+ 21.5%
Average Sales Price*	--	--	--	\$56,809	\$74,833	+ 31.7%
Percent of List Price Received*	--	--	--	105.8%	94.6%	- 10.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

* 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.

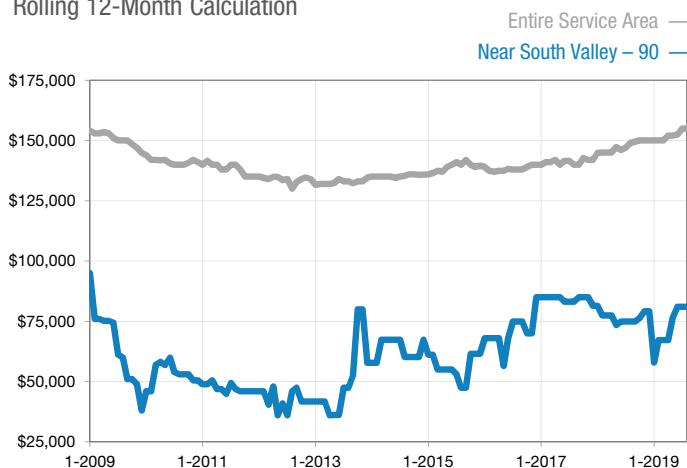
Median Sales Price - Single-Family Detached

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.