

Local Market Update for August 2019

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	135	146	+ 8.1%	1,056	1,053	- 0.3%
Pending Sales	83	111	+ 33.7%	751	868	+ 15.6%
Closed Sales	117	124	+ 6.0%	725	793	+ 9.4%
Days on Market Until Sale	34	34	0.0%	36	35	- 2.8%
Median Sales Price*	\$198,000	\$222,000	+ 12.1%	\$192,000	\$216,000	+ 12.5%
Average Sales Price*	\$231,450	\$236,443	+ 2.2%	\$217,114	\$238,142	+ 9.7%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	271	195	- 28.0%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--

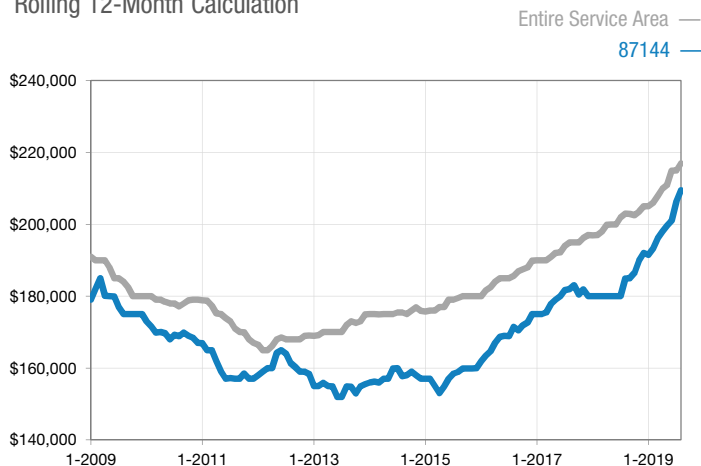
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	0	--
Median Sales Price*	--	--	--	--	\$1,200,000	--
Average Sales Price*	--	--	--	--	\$1,200,000	--
Percent of List Price Received*	--	--	--	--	100.0%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

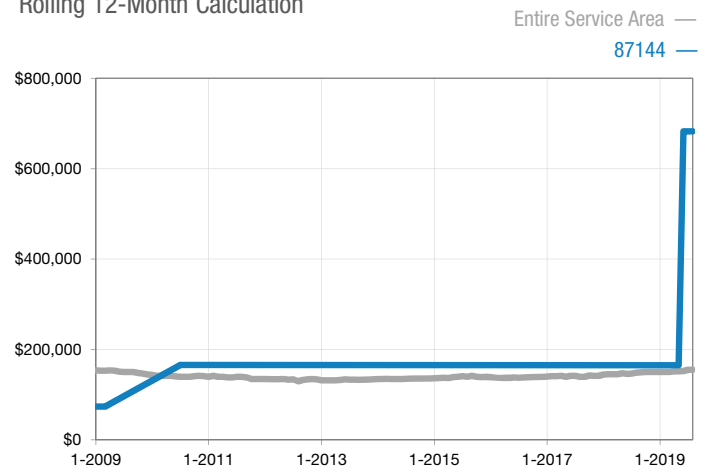
Median Sales Price - Single-Family Detached

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.