

Local Market Update for August 2019

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte 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	93	74	- 20.4%	682	600	- 12.0%
Pending Sales	69	73	+ 5.8%	488	523	+ 7.2%
Closed Sales	55	82	+ 49.1%	479	494	+ 3.1%
Days on Market Until Sale	25	22	- 12.0%	39	34	- 12.8%
Median Sales Price*	\$205,000	\$220,000	+ 7.3%	\$198,900	\$212,000	+ 6.6%
Average Sales Price*	\$216,222	\$223,776	+ 3.5%	\$206,755	\$216,994	+ 5.0%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	160	66	- 58.8%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--

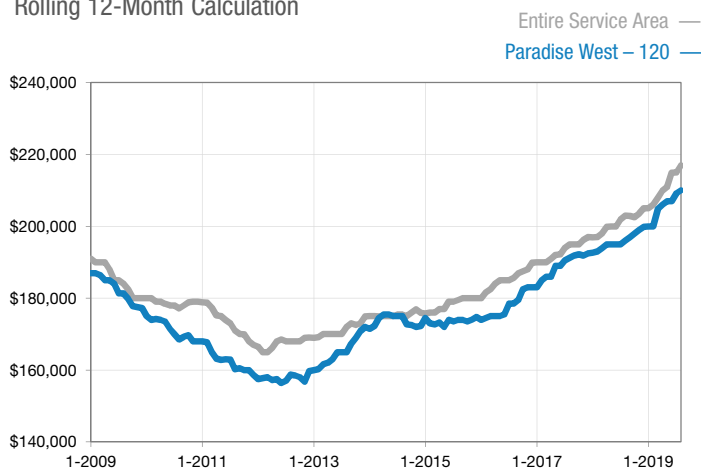
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	2	0	- 100.0%	5	6	+ 20.0%
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	0	1	--	3	2	- 33.3%
Days on Market Until Sale	--	11	--	54	18	- 66.7%
Median Sales Price*	--	\$199,500	--	\$176,000	\$180,750	+ 2.7%
Average Sales Price*	--	\$199,500	--	\$173,333	\$180,750	+ 4.3%
Percent of List Price Received*	--	100.0%	--	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

* 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.

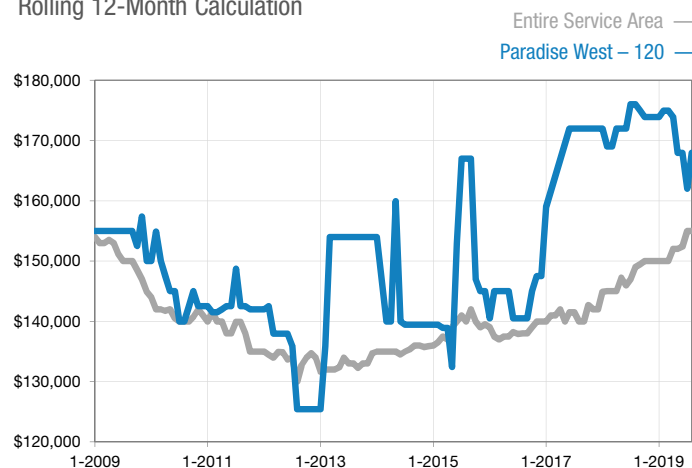
Median Sales Price - Single-Family Detached

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.