

# Local Market Update for August 2019

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	40	35	- 12.5%	304	270	- 11.2%
Pending Sales	18	25	+ 38.9%	166	183	+ 10.2%
Closed Sales	17	35	+ 105.9%	164	177	+ 7.9%
Days on Market Until Sale	27	40	+ 48.1%	37	53	+ 43.2%
Median Sales Price*	\$280,000	<b>\$272,000</b>	- 2.9%	\$260,000	<b>\$280,000</b>	+ 7.7%
Average Sales Price*	\$313,878	<b>\$308,683</b>	- 1.7%	\$291,673	<b>\$312,880</b>	+ 7.3%
Percent of List Price Received*	96.5%	<b>97.8%</b>	+ 1.3%	97.1%	<b>97.0%</b>	- 0.1%
Inventory of Homes for Sale	96	71	- 26.0%	--	--	--
Months Supply of Inventory	5.0	3.4	- 32.0%	--	--	--

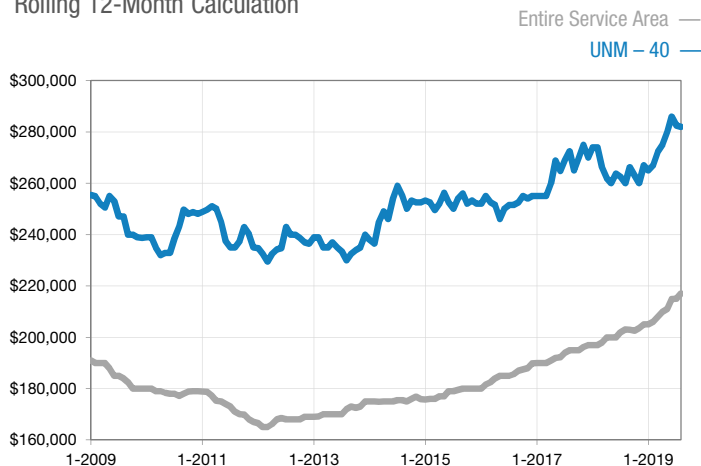
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	2	1	- 50.0%	23	24	+ 4.3%
Pending Sales	1	2	+ 100.0%	13	14	+ 7.7%
Closed Sales	4	1	- 75.0%	12	12	0.0%
Days on Market Until Sale	57	274	+ 380.7%	66	78	+ 18.2%
Median Sales Price*	\$325,000	<b>\$268,500</b>	- 17.4%	\$207,000	<b>\$202,250</b>	- 2.3%
Average Sales Price*	\$335,000	<b>\$268,500</b>	- 19.9%	\$248,679	<b>\$212,450</b>	- 14.6%
Percent of List Price Received*	97.0%	<b>100.0%</b>	+ 3.1%	97.3%	<b>97.0%</b>	- 0.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.0	4.4	+ 46.7%	--	--	--

\* 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.

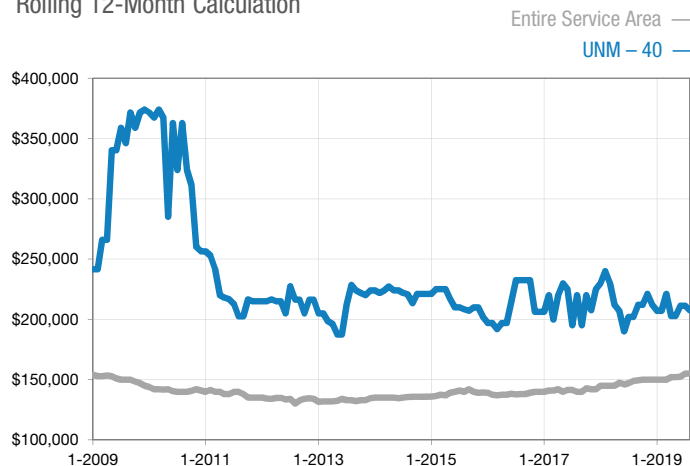
### Median Sales Price - Single-Family Detached

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.