

# Local Market Update for August 2019

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



## 87121

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	120	92	- 23.3%	890	797	- 10.4%
Pending Sales	85	84	- 1.2%	731	736	+ 0.7%
Closed Sales	80	90	+ 12.5%	696	690	- 0.9%
Days on Market Until Sale	30	26	- 13.3%	33	29	- 12.1%
Median Sales Price*	\$157,000	\$159,500	+ 1.6%	\$150,000	\$159,900	+ 6.6%
Average Sales Price*	\$154,511	\$164,434	+ 6.4%	\$151,431	\$163,764	+ 8.1%
Percent of List Price Received*	99.2%	99.7%	+ 0.5%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	201	104	- 48.3%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--

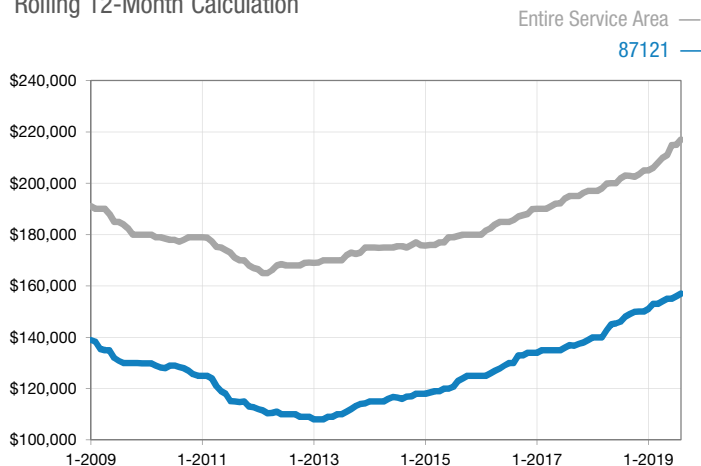
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	3	- 40.0%	18	27	+ 50.0%
Pending Sales	4	4	0.0%	14	26	+ 85.7%
Closed Sales	1	1	0.0%	13	21	+ 61.5%
Days on Market Until Sale	18	16	- 11.1%	46	43	- 6.5%
Median Sales Price*	\$118,000	\$180,000	+ 52.5%	\$115,000	\$116,000	+ 0.9%
Average Sales Price*	\$118,000	\$180,000	+ 52.5%	\$119,847	\$129,933	+ 8.4%
Percent of List Price Received*	98.4%	100.0%	+ 1.6%	94.6%	99.3%	+ 5.0%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.4%	--	--	--

\* 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.

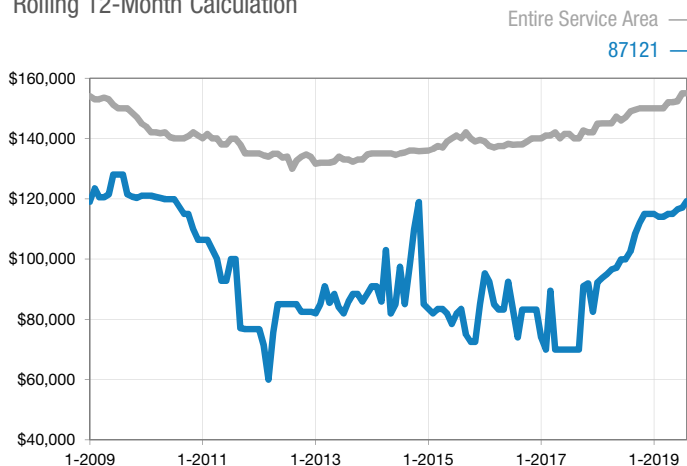
### Median Sales Price - Single-Family Detached

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.