

# Local Market Update for August 2019

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



## 87108

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	52	40	- 23.1%	366	297	- 18.9%
Pending Sales	29	32	+ 10.3%	243	209	- 14.0%
Closed Sales	29	33	+ 13.8%	228	206	- 9.6%
Days on Market Until Sale	44	26	- 40.9%	46	43	- 6.5%
Median Sales Price*	\$164,000	\$225,000	+ 37.2%	\$172,500	\$183,000	+ 6.1%
Average Sales Price*	\$195,432	\$235,746	+ 20.6%	\$204,754	\$215,896	+ 5.4%
Percent of List Price Received*	96.9%	98.0%	+ 1.1%	97.2%	97.9%	+ 0.7%
Inventory of Homes for Sale	95	67	- 29.5%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--

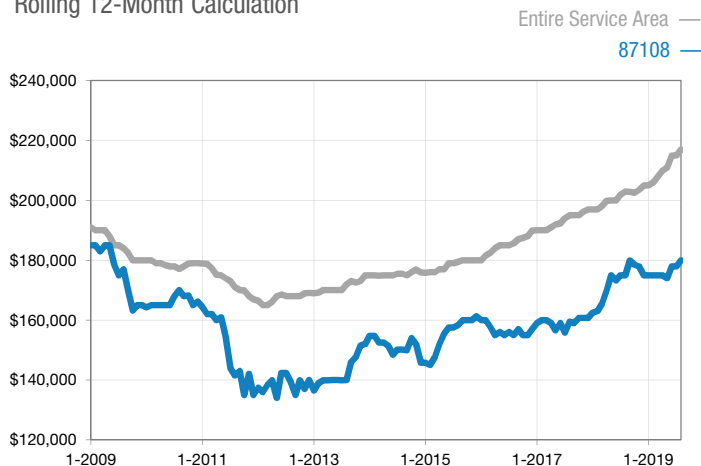
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	4	1	- 75.0%	53	31	- 41.5%
Pending Sales	1	4	+ 300.0%	32	26	- 18.8%
Closed Sales	5	3	- 40.0%	38	27	- 28.9%
Days on Market Until Sale	25	13	- 48.0%	55	56	+ 1.8%
Median Sales Price*	\$63,500	\$363,200	+ 472.0%	\$287,655	\$124,000	- 56.9%
Average Sales Price*	\$118,486	\$253,306	+ 113.8%	\$243,127	\$166,483	- 31.5%
Percent of List Price Received*	97.2%	96.9%	- 0.3%	99.5%	95.9%	- 3.6%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	3.7	1.6	- 56.8%	--	--	--

\* 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.

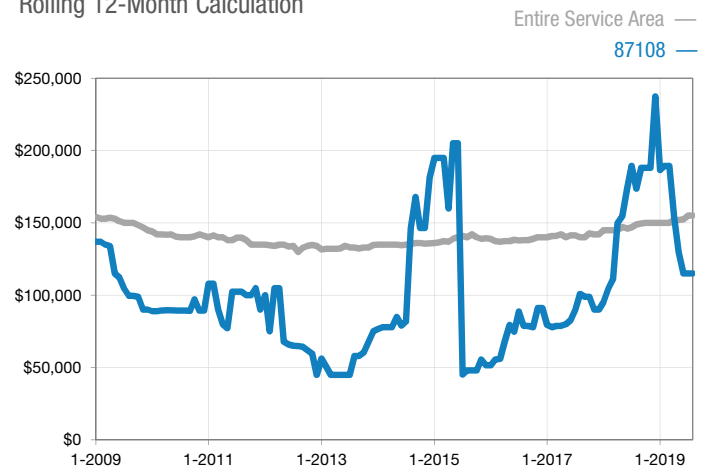
### Median Sales Price - Single-Family Detached

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.