

Local Market Update for August 2019

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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 | 36 | 32 | - 11.1% | 244 | 213 | - 12.7% |
| Pending Sales | 32 | 24 | - 25.0% | 170 | 166 | - 2.4% |
| Closed Sales | 31 | 21 | - 32.3% | 162 | 163 | + 0.6% |
| Days on Market Until Sale | 47 | 29 | - 38.3% | 43 | 33 | - 23.3% |
| Median Sales Price* | \$249,000 | \$269,000 | + 8.0% | \$255,545 | \$250,000 | - 2.2% |
| Average Sales Price* | \$264,267 | \$304,611 | + 15.3% | \$263,731 | \$257,757 | - 2.3% |
| Percent of List Price Received* | 97.9% | 99.2% | + 1.3% | 98.4% | 98.5% | + 0.1% |
| Inventory of Homes for Sale | 59 | 37 | - 37.3% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 1.9 | - 38.7% | -- | -- | -- |

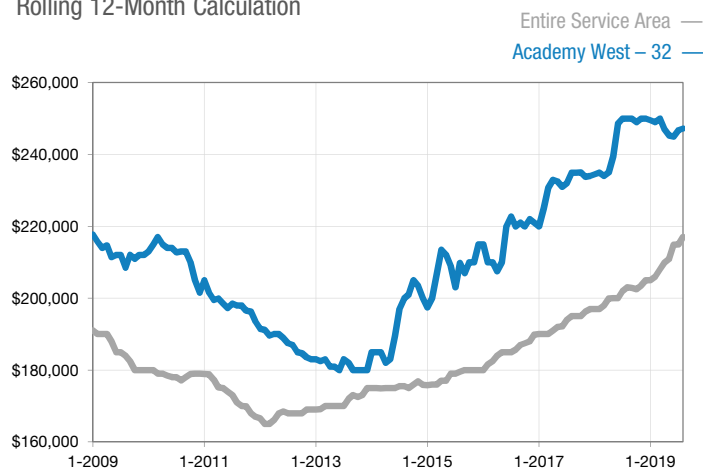
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | August | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2018 | 2019 | Percent Change | Thru 8-2018 | Thru 8-2019 | Percent Change |
| New Listings | 17 | 19 | + 11.8% | 112 | 113 | + 0.9% |
| Pending Sales | 15 | 14 | - 6.7% | 103 | 80 | - 22.3% |
| Closed Sales | 11 | 9 | - 18.2% | 95 | 76 | - 20.0% |
| Days on Market Until Sale | 23 | 30 | + 30.4% | 31 | 33 | + 6.5% |
| Median Sales Price* | \$165,250 | \$148,000 | - 10.4% | \$164,000 | \$150,000 | - 8.5% |
| Average Sales Price* | \$178,269 | \$139,111 | - 22.0% | \$170,319 | \$158,288 | - 7.1% |
| Percent of List Price Received* | 96.5% | 98.8% | + 2.4% | 97.4% | 98.0% | + 0.6% |
| Inventory of Homes for Sale | 19 | 25 | + 31.6% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.5 | + 56.3% | -- | -- | -- |

* 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.

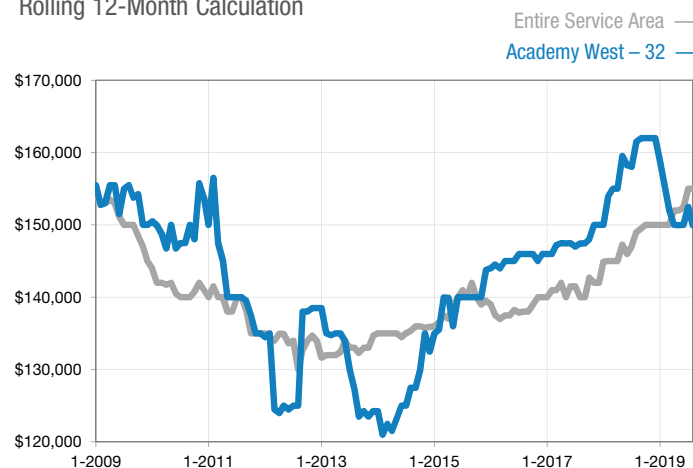
Median Sales Price - Single-Family Detached

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.