

# Local Market Update for August 2019

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



## 87112

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	74	64	- 13.5%	609	561	- 7.9%
Pending Sales	63	76	+ 20.6%	459	470	+ 2.4%
Closed Sales	67	63	- 6.0%	425	435	+ 2.4%
Days on Market Until Sale	35	28	- 20.0%	35	35	0.0%
Median Sales Price*	\$191,000	\$190,000	- 0.5%	\$185,000	\$189,900	+ 2.6%
Average Sales Price*	\$221,821	\$218,713	- 1.4%	\$208,985	\$210,447	+ 0.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	98.2%	98.8%	+ 0.6%
Inventory of Homes for Sale	141	77	- 45.4%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

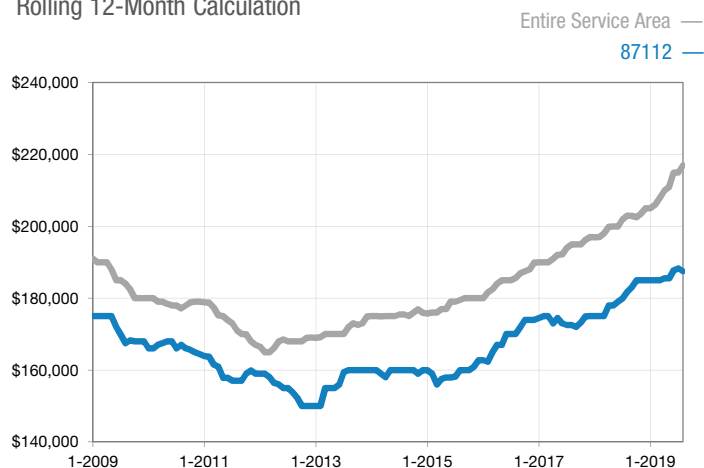
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	14	8	- 42.9%	61	66	+ 8.2%
Pending Sales	4	6	+ 50.0%	39	49	+ 25.6%
Closed Sales	9	6	- 33.3%	40	47	+ 17.5%
Days on Market Until Sale	39	26	- 33.3%	34	21	- 38.2%
Median Sales Price*	\$150,000	\$142,500	- 5.0%	\$152,000	\$154,000	+ 1.3%
Average Sales Price*	\$162,143	\$140,667	- 13.2%	\$156,885	\$162,382	+ 3.5%
Percent of List Price Received*	95.6%	98.3%	+ 2.8%	97.2%	98.3%	+ 1.1%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--

\* 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.

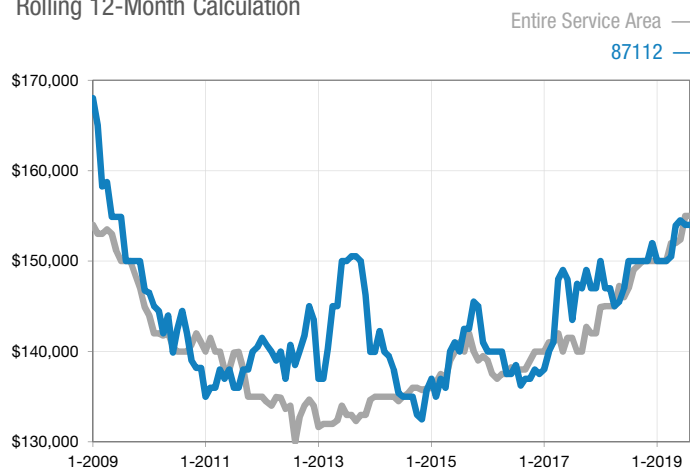
### Median Sales Price - Single-Family Detached

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.