

# Local Market Update for August 2019

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



## Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, 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	55	68	+ 23.6%	488	509	+ 4.3%
Pending Sales	45	40	- 11.1%	354	380	+ 7.3%
Closed Sales	49	46	- 6.1%	337	349	+ 3.6%
Days on Market Until Sale	34	22	- 35.3%	31	31	0.0%
Median Sales Price*	\$315,000	\$297,000	- 5.7%	\$290,000	\$300,500	+ 3.6%
Average Sales Price*	\$339,995	\$332,664	- 2.2%	\$320,334	\$338,840	+ 5.8%
Percent of List Price Received*	97.6%	99.3%	+ 1.7%	98.1%	98.5%	+ 0.4%
Inventory of Homes for Sale	104	102	- 1.9%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

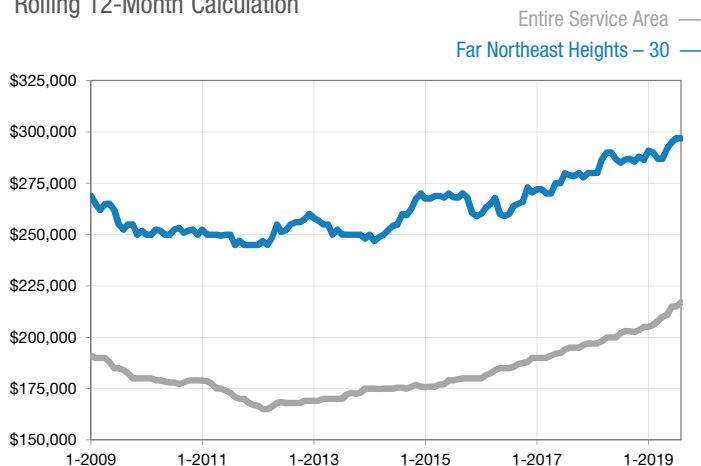
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	25	11	- 56.0%	131	129	- 1.5%
Pending Sales	10	14	+ 40.0%	91	113	+ 24.2%
Closed Sales	9	13	+ 44.4%	88	103	+ 17.0%
Days on Market Until Sale	29	41	+ 41.4%	34	33	- 2.9%
Median Sales Price*	\$197,500	\$200,000	+ 1.3%	\$184,500	\$200,000	+ 8.4%
Average Sales Price*	\$205,822	\$202,473	- 1.6%	\$187,585	\$209,541	+ 11.7%
Percent of List Price Received*	97.1%	98.0%	+ 0.9%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	40	19	- 52.5%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

\* 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.

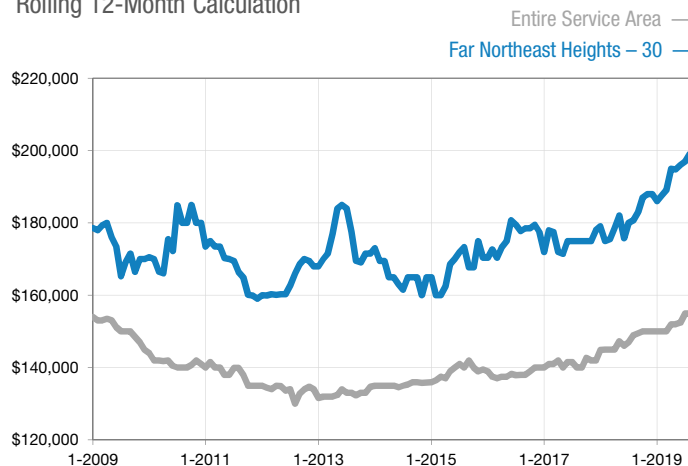
### Median Sales Price - Single-Family Detached

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.