

# Local Market Update for August 2019

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



## Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	95	110	+ 15.8%	869	794	- 8.6%
Pending Sales	84	99	+ 17.9%	699	625	- 10.6%
Closed Sales	87	86	- 1.1%	647	571	- 11.7%
Days on Market Until Sale	42	26	- 38.1%	36	35	- 2.8%
Median Sales Price*	\$190,000	\$183,250	- 3.6%	\$178,500	\$180,000	+ 0.8%
Average Sales Price*	\$190,515	\$192,084	+ 0.8%	\$185,174	\$190,805	+ 3.0%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	181	147	- 18.8%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

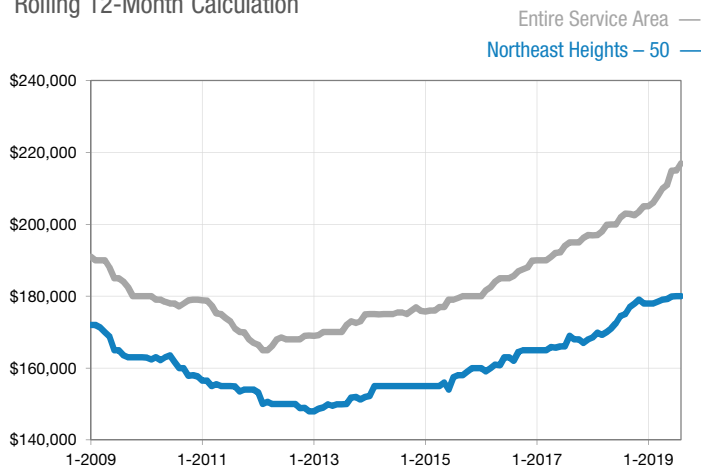
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	18	16	- 11.1%	101	122	+ 20.8%
Pending Sales	6	10	+ 66.7%	66	81	+ 22.7%
Closed Sales	6	14	+ 133.3%	67	77	+ 14.9%
Days on Market Until Sale	35	10	- 71.4%	40	25	- 37.5%
Median Sales Price*	\$159,725	\$184,450	+ 15.5%	\$164,000	\$177,000	+ 7.9%
Average Sales Price*	\$153,408	\$179,086	+ 16.7%	\$160,164	\$172,352	+ 7.6%
Percent of List Price Received*	94.8%	98.6%	+ 4.0%	97.3%	98.2%	+ 0.9%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--

\* 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.

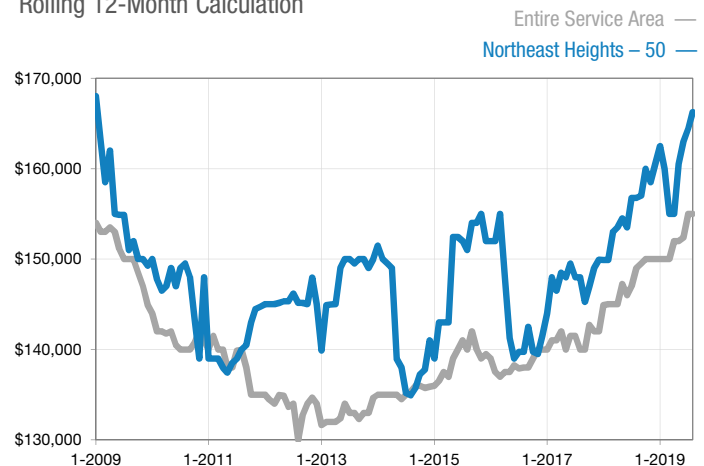
### Median Sales Price - Single-Family Detached

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.