

Local Market Update for August 2019

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	23	16	- 30.4%	164	160	- 2.4%
Pending Sales	21	14	- 33.3%	123	97	- 21.1%
Closed Sales	19	10	- 47.4%	107	90	- 15.9%
Days on Market Until Sale	49	28	- 42.9%	68	42	- 38.2%
Median Sales Price*	\$352,000	\$269,750	- 23.4%	\$332,500	\$305,000	- 8.3%
Average Sales Price*	\$375,353	\$325,100	- 13.4%	\$355,271	\$348,750	- 1.8%
Percent of List Price Received*	96.3%	98.8%	+ 2.6%	97.1%	96.7%	- 0.4%
Inventory of Homes for Sale	44	61	+ 38.6%	--	--	--
Months Supply of Inventory	3.6	5.7	+ 58.3%	--	--	--

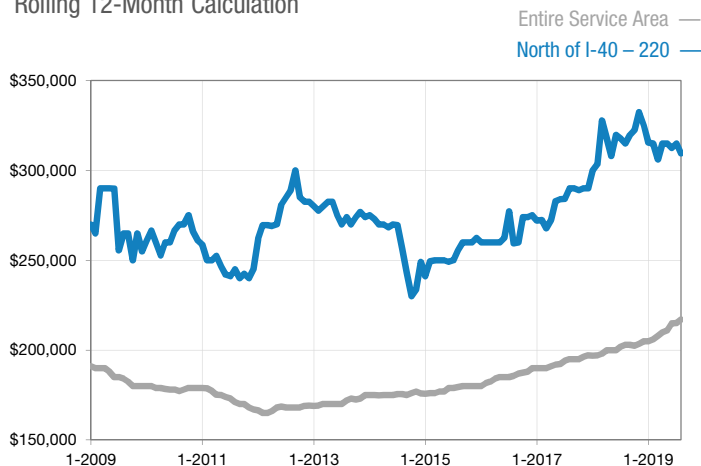
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.