

Local Market Update for August 2019

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	9	10	+ 11.1%	75	77	+ 2.7%
Pending Sales	6	7	+ 16.7%	45	52	+ 15.6%
Closed Sales	7	3	- 57.1%	44	43	- 2.3%
Days on Market Until Sale	41	24	- 41.5%	60	46	- 23.3%
Median Sales Price*	\$215,000	\$325,000	+ 51.2%	\$268,750	\$263,000	- 2.1%
Average Sales Price*	\$251,714	\$320,667	+ 27.4%	\$292,673	\$283,865	- 3.0%
Percent of List Price Received*	96.1%	97.8%	+ 1.8%	97.5%	97.5%	0.0%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	6.1	4.4	- 27.9%	--	--	--

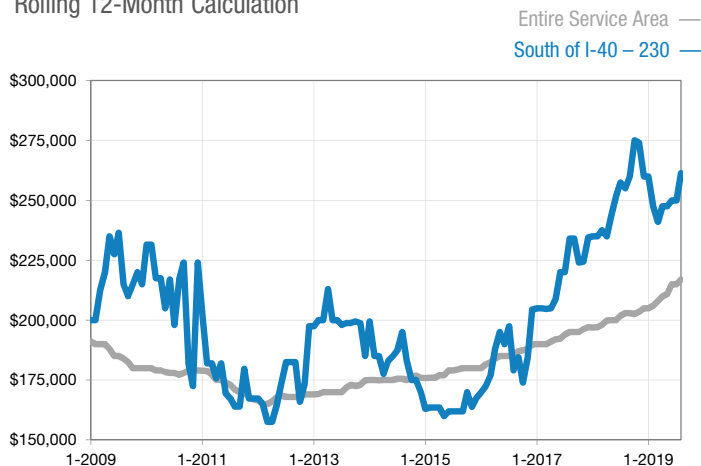
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.