

Local Market Update for August 2019

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	7	12	+ 71.4%	64	74	+ 15.6%
Pending Sales	7	10	+ 42.9%	37	35	- 5.4%
Closed Sales	3	5	+ 66.7%	29	28	- 3.4%
Days on Market Until Sale	16	121	+ 656.3%	40	95	+ 137.5%
Median Sales Price*	\$215,000	\$255,000	+ 18.6%	\$240,000	\$277,450	+ 15.6%
Average Sales Price*	\$194,000	\$289,620	+ 49.3%	\$247,558	\$279,144	+ 12.8%
Percent of List Price Received*	97.1%	95.3%	- 1.9%	97.1%	96.7%	- 0.4%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	6.1	9.6	+ 57.4%	--	--	--

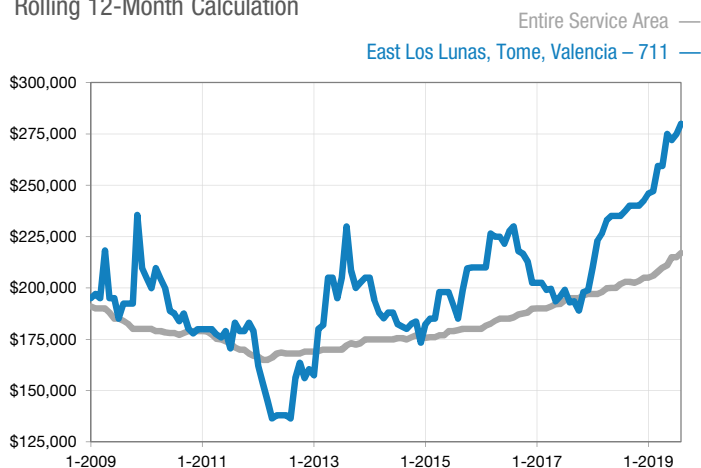
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.