

Local Market Update for August 2019

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	29	31	+ 6.9%	337	276	- 18.1%
Pending Sales	31	26	- 16.1%	228	197	- 13.6%
Closed Sales	43	19	- 55.8%	215	185	- 14.0%
Days on Market Until Sale	50	21	- 58.0%	52	42	- 19.2%
Median Sales Price*	\$300,000	\$175,000	- 41.7%	\$229,900	\$200,000	- 13.0%
Average Sales Price*	\$309,552	\$204,100	- 34.1%	\$275,866	\$267,520	- 3.0%
Percent of List Price Received*	97.7%	95.3%	- 2.5%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	98	68	- 30.6%	--	--	--
Months Supply of Inventory	4.0	3.0	- 25.0%	--	--	--

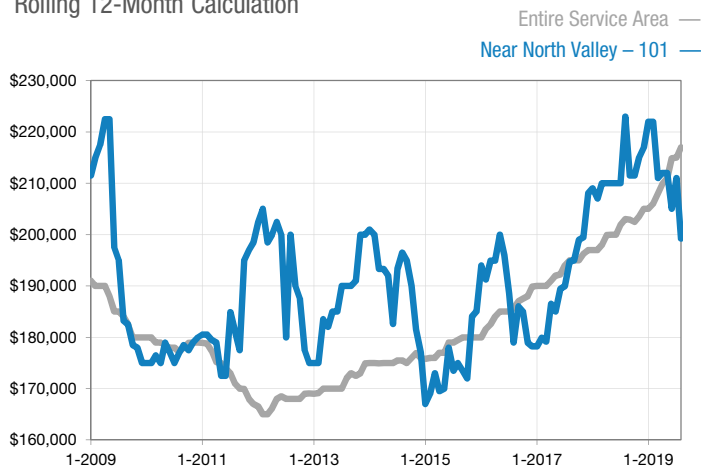
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	11	7	- 36.4%	65	57	- 12.3%
Pending Sales	1	8	+ 700.0%	41	44	+ 7.3%
Closed Sales	5	7	+ 40.0%	43	38	- 11.6%
Days on Market Until Sale	22	40	+ 81.8%	39	39	0.0%
Median Sales Price*	\$209,000	\$295,000	+ 41.1%	\$179,000	\$177,500	- 0.8%
Average Sales Price*	\$234,100	\$253,629	+ 8.3%	\$202,371	\$201,929	- 0.2%
Percent of List Price Received*	99.0%	97.9%	- 1.1%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--

* 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.

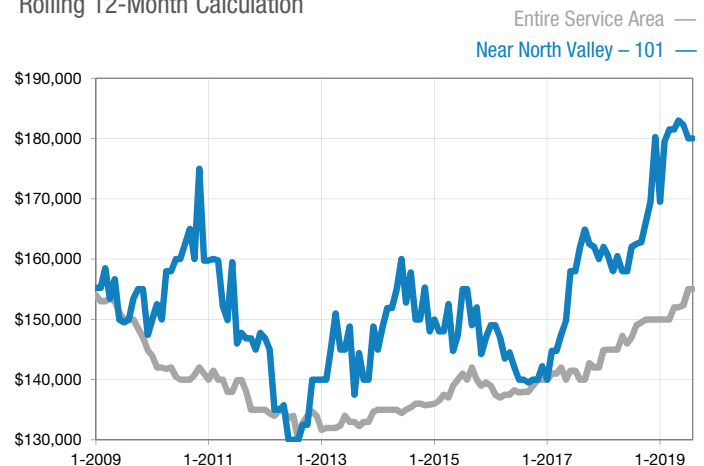
Median Sales Price - Single-Family Detached

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.