

Local Market Update for August 2019

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	8	7	- 12.5%	43	54	+ 25.6%
Pending Sales	0	3	--	22	28	+ 27.3%
Closed Sales	2	0	- 100.0%	25	29	+ 16.0%
Days on Market Until Sale	2	--	--	83	88	+ 6.0%
Median Sales Price*	\$312,050	--	--	\$167,161	\$234,000	+ 40.0%
Average Sales Price*	\$312,050	--	--	\$190,700	\$237,470	+ 24.5%
Percent of List Price Received*	97.6%	--	--	98.6%	100.4%	+ 1.8%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	7.9	7.8	- 1.3%	--	--	--

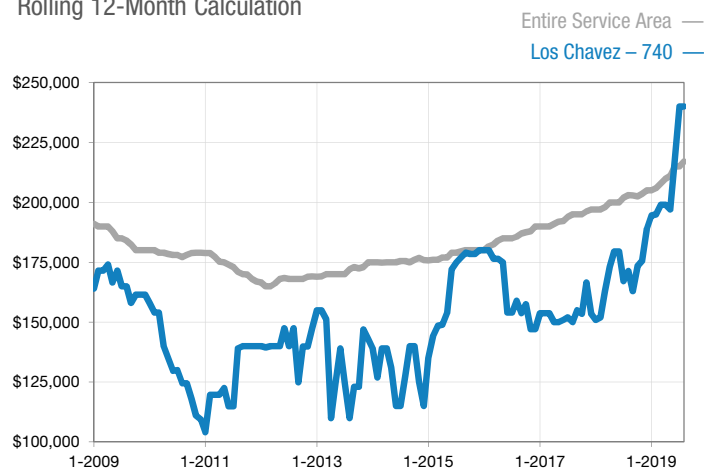
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	25	--	--
Median Sales Price*	--	--	--	\$171,000	--	--
Average Sales Price*	--	--	--	\$171,000	--	--
Percent of List Price Received*	--	--	--	97.4%	--	--
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.