

Local Market Update for August 2019

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



87004

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	15	24	+ 60.0%	118	118	0.0%
Pending Sales	9	16	+ 77.8%	75	91	+ 21.3%
Closed Sales	13	14	+ 7.7%	71	80	+ 12.7%
Days on Market Until Sale	45	41	- 8.9%	64	55	- 14.1%
Median Sales Price*	\$300,000	\$320,000	+ 6.7%	\$292,500	\$280,000	- 4.3%
Average Sales Price*	\$318,731	\$338,611	+ 6.2%	\$290,741	\$281,198	- 3.3%
Percent of List Price Received*	98.0%	98.9%	+ 0.9%	96.5%	97.4%	+ 0.9%
Inventory of Homes for Sale	46	35	- 23.9%	--	--	--
Months Supply of Inventory	5.6	3.6	- 35.7%	--	--	--

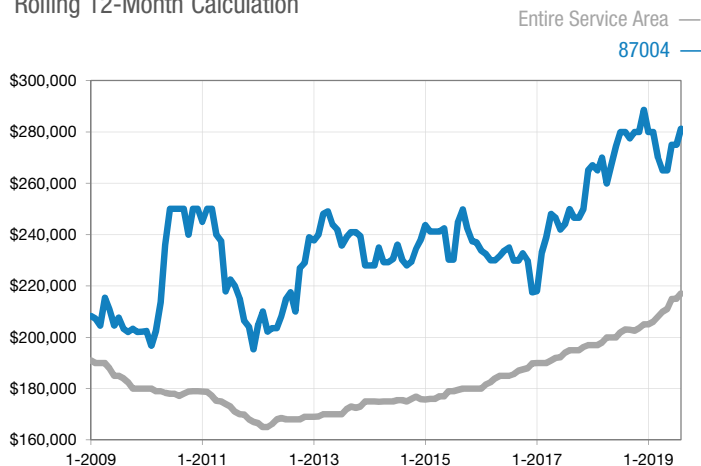
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	0	- 100.0%	7	6	- 14.3%
Pending Sales	1	1	0.0%	6	6	0.0%
Closed Sales	0	3	--	5	5	0.0%
Days on Market Until Sale	--	25	--	22	34	+ 54.5%
Median Sales Price*	--	\$87,000	--	\$87,500	\$87,000	- 0.6%
Average Sales Price*	--	\$94,667	--	\$97,500	\$98,780	+ 1.3%
Percent of List Price Received*	--	97.9%	--	93.9%	97.5%	+ 3.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

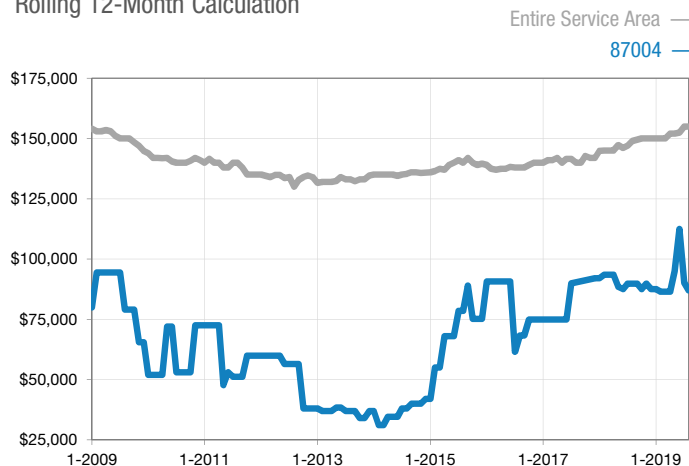
Median Sales Price - Single-Family Detached

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.