

Local Market Update for August 2019

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



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Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	85	106	+ 24.7%	740	752	+ 1.6%
Pending Sales	73	71	- 2.7%	539	535	- 0.7%
Closed Sales	80	67	- 16.3%	502	479	- 4.6%
Days on Market Until Sale	47	38	- 19.1%	38	37	- 2.6%
Median Sales Price*	\$300,500	\$293,500	- 2.3%	\$279,750	\$310,000	+ 10.8%
Average Sales Price*	\$377,471	\$346,738	- 8.1%	\$340,979	\$364,301	+ 6.8%
Percent of List Price Received*	97.3%	98.2%	+ 0.9%	97.9%	98.2%	+ 0.3%
Inventory of Homes for Sale	173	180	+ 4.0%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

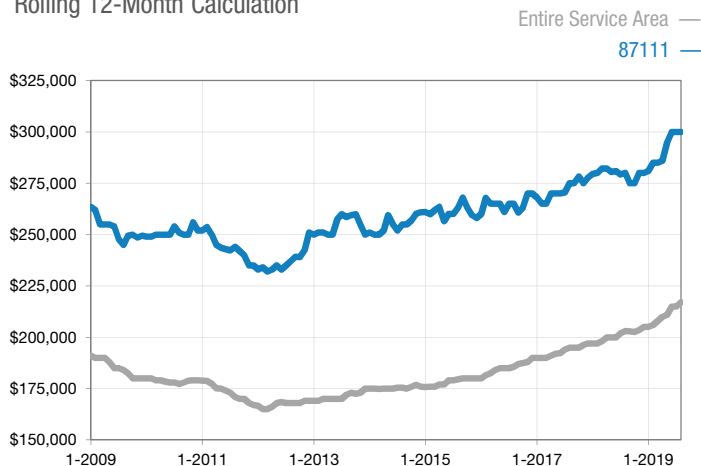
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	29	17	- 41.4%	170	184	+ 8.2%
Pending Sales	13	20	+ 53.8%	124	149	+ 20.2%
Closed Sales	9	19	+ 111.1%	121	136	+ 12.4%
Days on Market Until Sale	30	31	+ 3.3%	36	31	- 13.9%
Median Sales Price*	\$215,000	\$199,400	- 7.3%	\$193,000	\$196,500	+ 1.8%
Average Sales Price*	\$222,767	\$201,545	- 9.5%	\$197,854	\$208,002	+ 5.1%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

* 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.

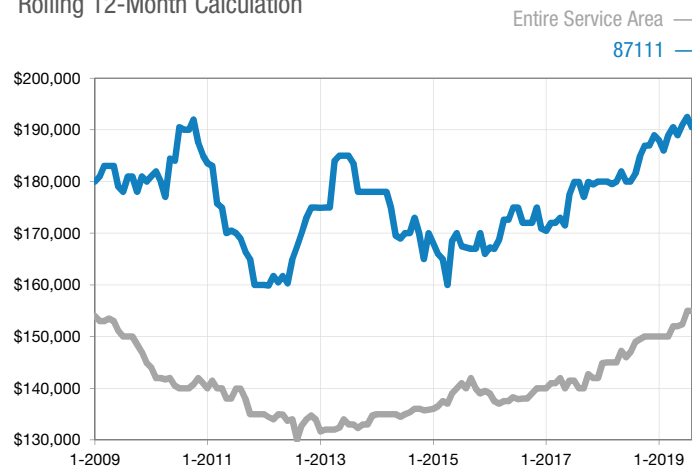
Median Sales Price - Single-Family Detached

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.