

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	55	73	+ 32.7%	504	497	- 1.4%
Pending Sales	47	52	+ 10.6%	395	377	- 4.6%
Closed Sales	44	57	+ 29.5%	368	348	- 5.4%
Days on Market Until Sale	45	30	- 33.3%	41	37	- 9.8%
Median Sales Price*	\$231,000	\$260,000	+ 12.6%	\$207,250	\$246,750	+ 19.1%
Average Sales Price*	\$242,640	\$259,551	+ 7.0%	\$228,551	\$256,364	+ 12.2%
Percent of List Price Received*	97.4%	98.6%	+ 1.2%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	123	105	- 14.6%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

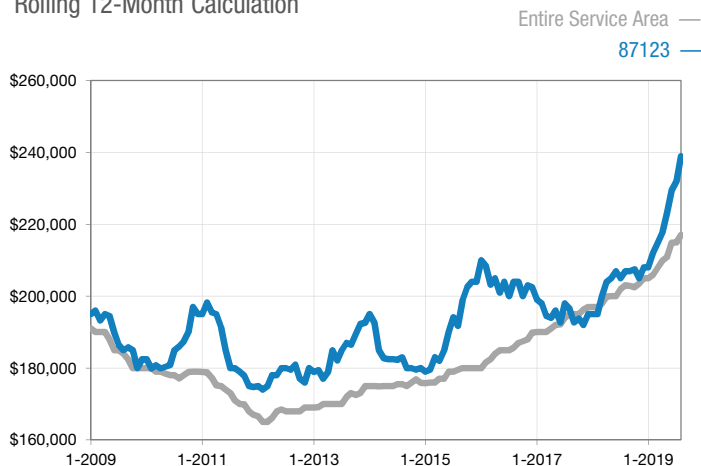
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	9	13	+ 44.4%	104	99	- 4.8%
Pending Sales	10	10	0.0%	88	88	0.0%
Closed Sales	15	15	0.0%	87	82	- 5.7%
Days on Market Until Sale	72	62	- 13.9%	77	86	+ 11.7%
Median Sales Price*	\$161,500	\$205,000	+ 26.9%	\$170,000	\$195,000	+ 14.7%
Average Sales Price*	\$180,123	\$207,010	+ 14.9%	\$178,615	\$193,196	+ 8.2%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	98.2%	98.6%	+ 0.4%
Inventory of Homes for Sale	50	23	- 54.0%	--	--	--
Months Supply of Inventory	5.1	2.2	- 56.9%	--	--	--

* 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.

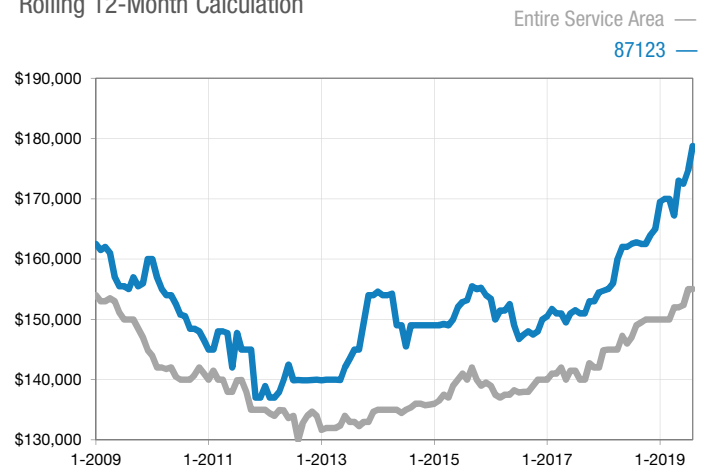
Median Sales Price - Single-Family Detached

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.