

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	15	16	+ 6.7%	164	151	- 7.9%
Pending Sales	13	17	+ 30.8%	112	107	- 4.5%
Closed Sales	7	12	+ 71.4%	107	96	- 10.3%
Days on Market Until Sale	63	44	- 30.2%	72	43	- 40.3%
Median Sales Price*	\$135,500	\$212,750	+ 57.0%	\$134,750	\$167,075	+ 24.0%
Average Sales Price*	\$179,000	\$206,708	+ 15.5%	\$164,208	\$184,378	+ 12.3%
Percent of List Price Received*	96.0%	99.2%	+ 3.3%	95.9%	98.1%	+ 2.3%
Inventory of Homes for Sale	54	39	- 27.8%	--	--	--
Months Supply of Inventory	4.3	3.3	- 23.3%	--	--	--

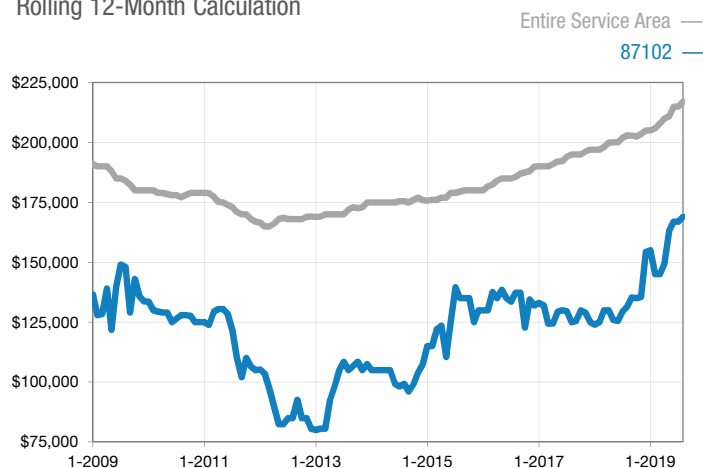
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	14	9	- 35.7%	82	69	- 15.9%
Pending Sales	3	6	+ 100.0%	34	37	+ 8.8%
Closed Sales	2	9	+ 350.0%	32	33	+ 3.1%
Days on Market Until Sale	92	29	- 68.5%	70	63	- 10.0%
Median Sales Price*	\$185,000	\$172,500	- 6.8%	\$148,500	\$185,000	+ 24.6%
Average Sales Price*	\$185,000	\$198,317	+ 7.2%	\$160,194	\$194,781	+ 21.6%
Percent of List Price Received*	93.5%	98.6%	+ 5.5%	95.7%	97.3%	+ 1.7%
Inventory of Homes for Sale	46	19	- 58.7%	--	--	--
Months Supply of Inventory	10.6	4.6	- 56.6%	--	--	--

* 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.

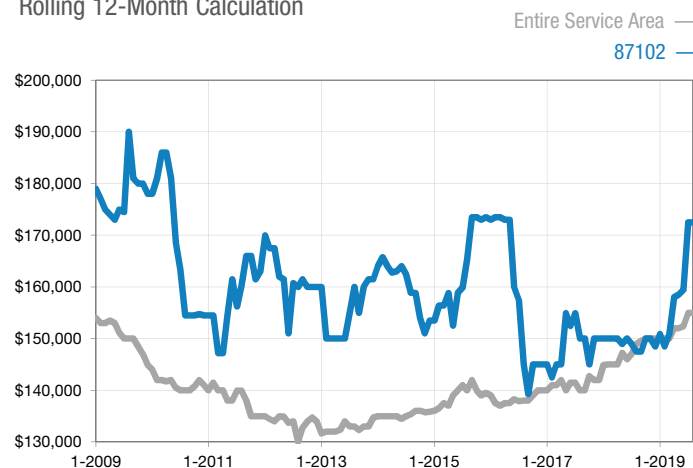
Median Sales Price - Single-Family Detached

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.