

Local Market Update for August 2019

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



87002

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	36	34	- 5.6%	201	213	+ 6.0%
Pending Sales	21	19	- 9.5%	126	152	+ 20.6%
Closed Sales	16	19	+ 18.8%	119	125	+ 5.0%
Days on Market Until Sale	47	50	+ 6.4%	71	79	+ 11.3%
Median Sales Price*	\$115,000	\$166,750	+ 45.0%	\$123,500	\$142,500	+ 15.4%
Average Sales Price*	\$131,459	\$166,717	+ 26.8%	\$129,222	\$157,976	+ 22.3%
Percent of List Price Received*	95.3%	97.9%	+ 2.7%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	99	94	- 5.1%	--	--	--
Months Supply of Inventory	6.5	5.6	- 13.8%	--	--	--

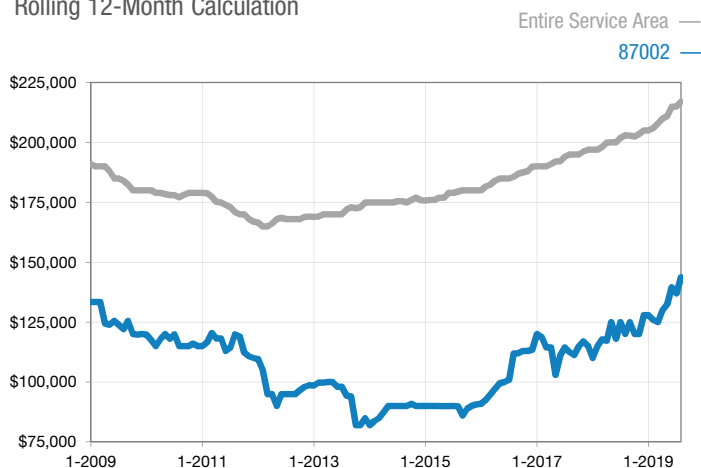
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	2	+ 100.0%	22	13	- 40.9%
Pending Sales	2	2	0.0%	16	12	- 25.0%
Closed Sales	1	1	0.0%	16	10	- 37.5%
Days on Market Until Sale	8	251	+ 3037.5%	71	101	+ 42.3%
Median Sales Price*	\$96,500	\$142,500	+ 47.7%	\$93,500	\$83,500	- 10.7%
Average Sales Price*	\$96,500	\$142,500	+ 47.7%	\$87,097	\$87,422	+ 0.4%
Percent of List Price Received*	100.0%	95.0%	- 5.0%	94.1%	94.3%	+ 0.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

* 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.

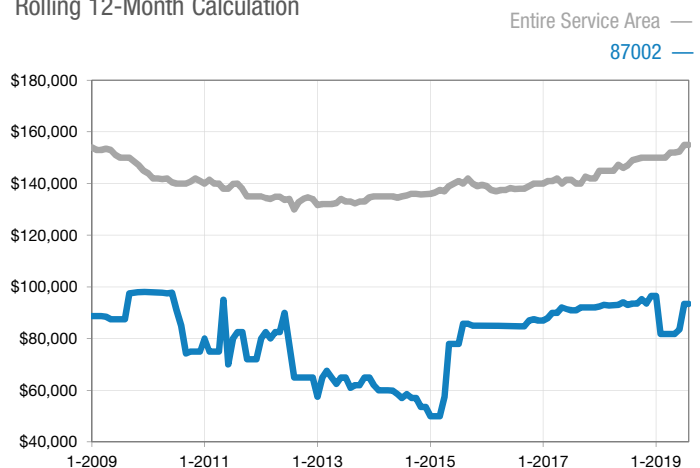
Median Sales Price - Single-Family Detached

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.