

Local Market Update for August 2019

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	23	23	0.0%	154	157	+ 1.9%
Pending Sales	8	21	+ 162.5%	107	125	+ 16.8%
Closed Sales	12	22	+ 83.3%	106	119	+ 12.3%
Days on Market Until Sale	44	28	- 36.4%	47	34	- 27.7%
Median Sales Price*	\$157,500	\$152,000	- 3.5%	\$168,500	\$168,500	0.0%
Average Sales Price*	\$162,900	\$160,532	- 1.5%	\$169,195	\$165,946	- 1.9%
Percent of List Price Received*	98.1%	97.7%	- 0.4%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	50	37	- 26.0%	--	--	--
Months Supply of Inventory	4.3	2.4	- 44.2%	--	--	--

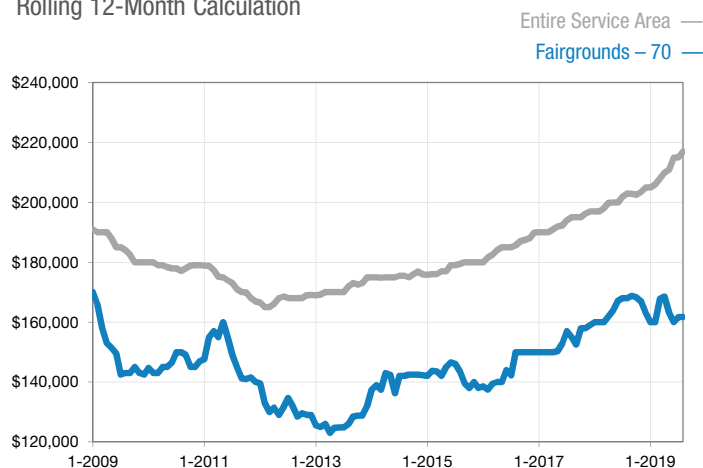
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	2	--	6	5	- 16.7%
Closed Sales	0	0	0.0%	7	5	- 28.6%
Days on Market Until Sale	--	--	--	67	84	+ 25.4%
Median Sales Price*	--	--	--	\$145,000	\$140,000	- 3.4%
Average Sales Price*	--	--	--	\$134,200	\$130,696	- 2.6%
Percent of List Price Received*	--	--	--	96.7%	96.9%	+ 0.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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.

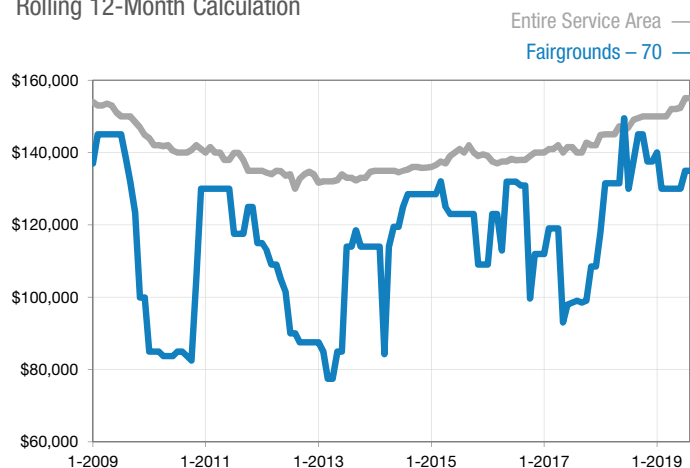
Median Sales Price - Single-Family Detached

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.