

# Local Market Update for August 2019

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



## UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	36	25	- 30.6%	238	245	+ 2.9%
Pending Sales	20	32	+ 60.0%	146	168	+ 15.1%
Closed Sales	16	29	+ 81.3%	138	153	+ 10.9%
Days on Market Until Sale	39	35	- 10.3%	52	36	- 30.8%
Median Sales Price*	\$253,000	<b>\$261,000</b>	+ 3.2%	\$234,750	<b>\$239,900</b>	+ 2.2%
Average Sales Price*	\$249,088	<b>\$269,054</b>	+ 8.0%	\$254,794	<b>\$263,774</b>	+ 3.5%
Percent of List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	96.3%	<b>97.8%</b>	+ 1.6%
Inventory of Homes for Sale	67	49	- 26.9%	--	--	--
Months Supply of Inventory	3.9	2.6	- 33.3%	--	--	--

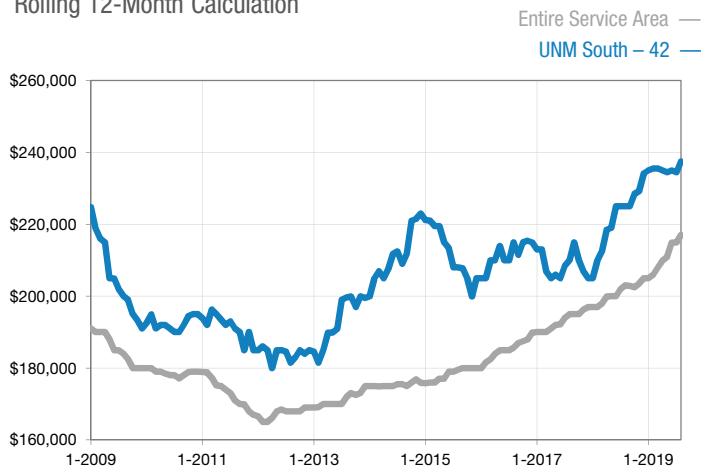
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	3	- 40.0%	54	36	- 33.3%
Pending Sales	4	2	- 50.0%	30	21	- 30.0%
Closed Sales	1	4	+ 300.0%	32	20	- 37.5%
Days on Market Until Sale	3	27	+ 800.0%	58	53	- 8.6%
Median Sales Price*	\$372,930	<b>\$204,100</b>	- 45.3%	\$352,320	<b>\$185,250</b>	- 47.4%
Average Sales Price*	\$372,930	<b>\$204,104</b>	- 45.3%	\$284,791	<b>\$189,503</b>	- 33.5%
Percent of List Price Received*	100.0%	<b>95.1%</b>	- 4.9%	99.2%	<b>94.7%</b>	- 4.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	3.8	3.2	- 15.8%	--	--	--

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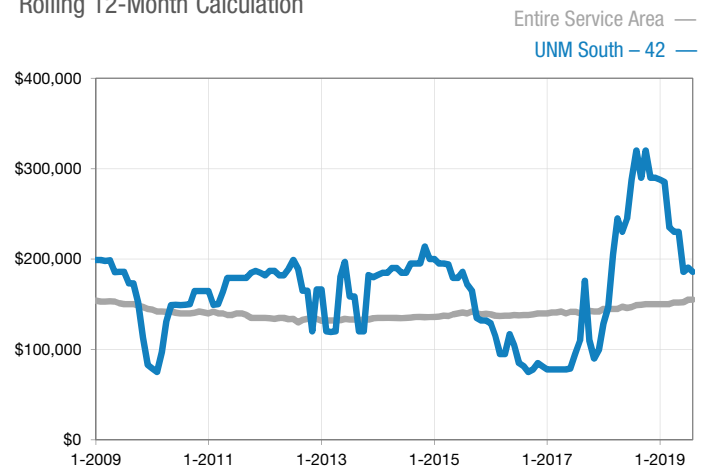
### Median Sales Price - Single-Family Detached

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.