

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	41	30	- 26.8%	357	283	- 20.7%
Pending Sales	32	31	- 3.1%	250	202	- 19.2%
Closed Sales	46	27	- 41.3%	239	188	- 21.3%
Days on Market Until Sale	47	23	- 51.1%	55	48	- 12.7%
Median Sales Price*	\$340,000	\$229,000	- 32.6%	\$248,500	\$237,450	- 4.4%
Average Sales Price*	\$368,640	\$304,270	- 17.5%	\$320,985	\$320,769	- 0.1%
Percent of List Price Received*	97.6%	95.9%	- 1.7%	97.7%	96.7%	- 1.0%
Inventory of Homes for Sale	101	68	- 32.7%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

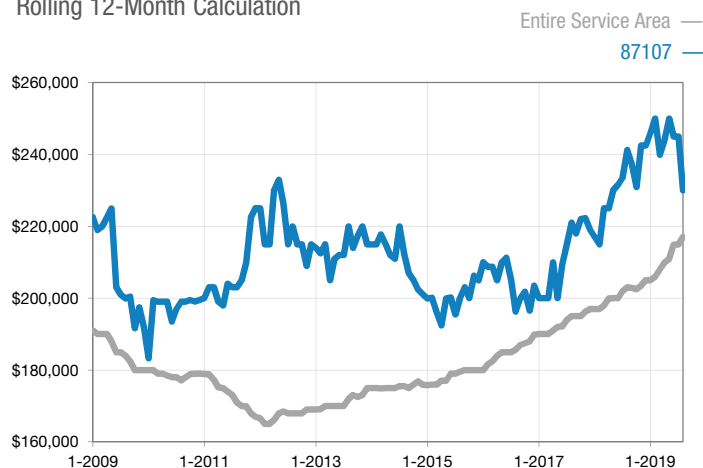
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	8	10	+ 25.0%	59	58	- 1.7%
Pending Sales	2	7	+ 250.0%	43	43	0.0%
Closed Sales	4	6	+ 50.0%	44	38	- 13.6%
Days on Market Until Sale	27	32	+ 18.5%	37	31	- 16.2%
Median Sales Price*	\$204,000	\$242,000	+ 18.6%	\$162,000	\$167,000	+ 3.1%
Average Sales Price*	\$220,375	\$237,167	+ 7.6%	\$193,217	\$181,422	- 6.1%
Percent of List Price Received*	99.1%	97.2%	- 1.9%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

* 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.

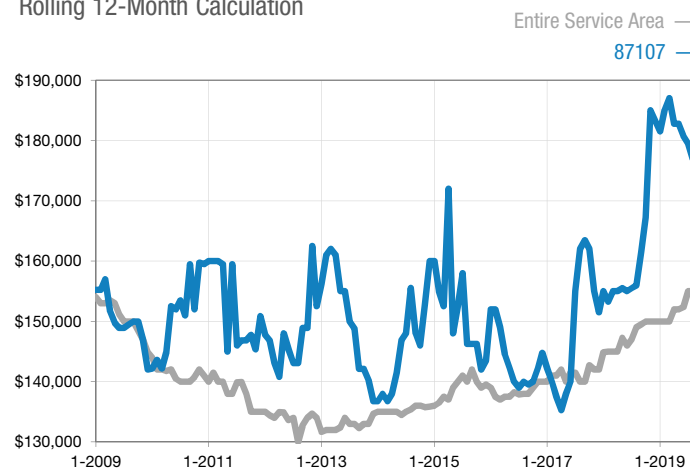
Median Sales Price - Single-Family Detached

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.