

# Local Market Update for August 2019

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



## Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	48	59	+ 22.9%	442	429	- 2.9%
Pending Sales	36	51	+ 41.7%	294	326	+ 10.9%
Closed Sales	40	34	- 15.0%	289	296	+ 2.4%
Days on Market Until Sale	41	26	- 36.6%	40	30	- 25.0%
Median Sales Price*	\$227,500	\$249,750	+ 9.8%	\$230,000	\$239,900	+ 4.3%
Average Sales Price*	\$233,028	\$252,874	+ 8.5%	\$238,945	\$252,804	+ 5.8%
Percent of List Price Received*	98.9%	98.9%	0.0%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	124	74	- 40.3%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--

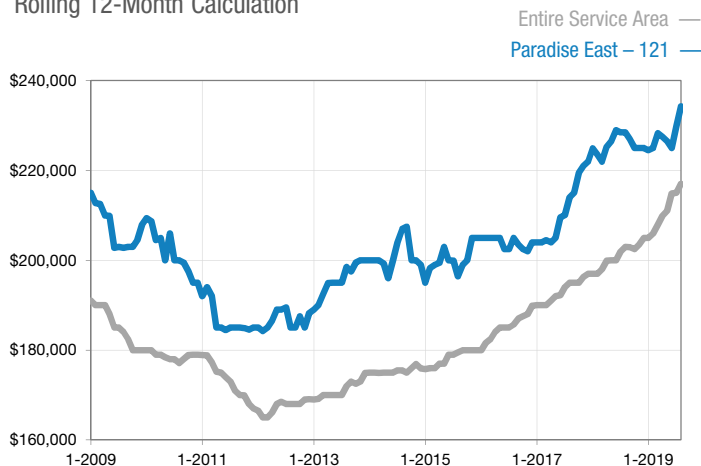
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	3	3	0.0%	41	27	- 34.1%
Pending Sales	3	5	+ 66.7%	33	23	- 30.3%
Closed Sales	8	4	- 50.0%	33	19	- 42.4%
Days on Market Until Sale	22	24	+ 9.1%	28	29	+ 3.6%
Median Sales Price*	\$107,250	\$118,250	+ 10.3%	\$107,500	\$119,500	+ 11.2%
Average Sales Price*	\$110,425	\$114,125	+ 3.4%	\$110,130	\$117,278	+ 6.5%
Percent of List Price Received*	98.6%	97.7%	- 0.9%	97.7%	98.8%	+ 1.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--

\* 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.

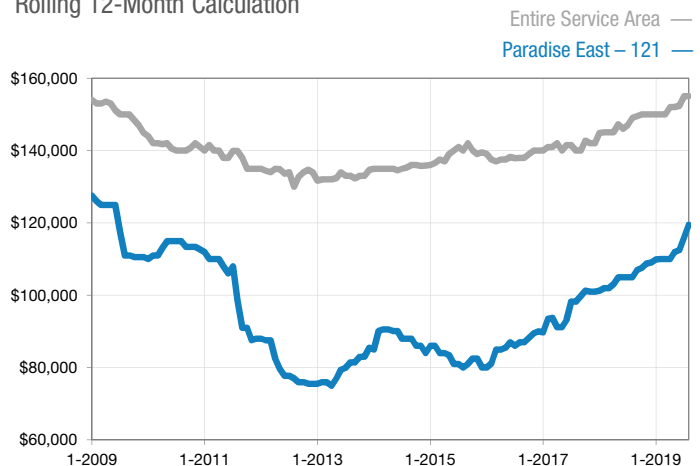
### Median Sales Price - Single-Family Detached

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.