

Local Market Update for August 2019

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



87120

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	153	118	- 22.9%	1,133	1,050	- 7.3%
Pending Sales	107	119	+ 11.2%	803	908	+ 13.1%
Closed Sales	96	119	+ 24.0%	744	829	+ 11.4%
Days on Market Until Sale	35	33	- 5.7%	49	42	- 14.3%
Median Sales Price*	\$210,500	\$230,000	+ 9.3%	\$209,000	\$225,000	+ 7.7%
Average Sales Price*	\$228,330	\$254,365	+ 11.4%	\$234,194	\$256,939	+ 9.7%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	309	170	- 45.0%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--

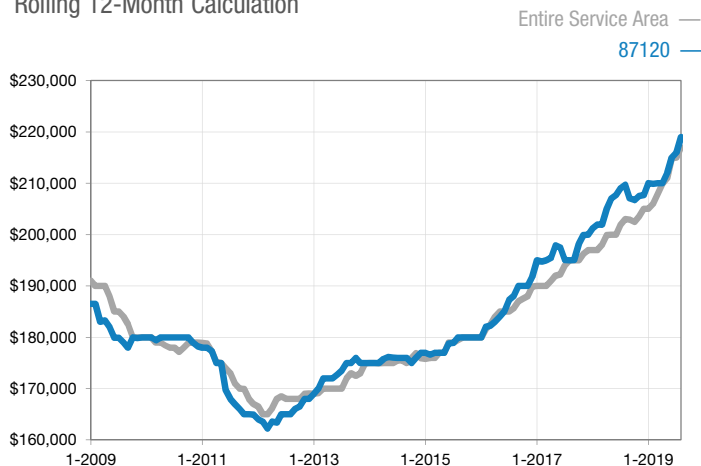
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	15	20	+ 33.3%	138	158	+ 14.5%
Pending Sales	14	22	+ 57.1%	112	139	+ 24.1%
Closed Sales	18	14	- 22.2%	105	123	+ 17.1%
Days on Market Until Sale	17	14	- 17.6%	37	26	- 29.7%
Median Sales Price*	\$126,750	\$144,000	+ 13.6%	\$132,000	\$147,000	+ 11.4%
Average Sales Price*	\$134,994	\$162,850	+ 20.6%	\$142,862	\$163,376	+ 14.4%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--

* 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.

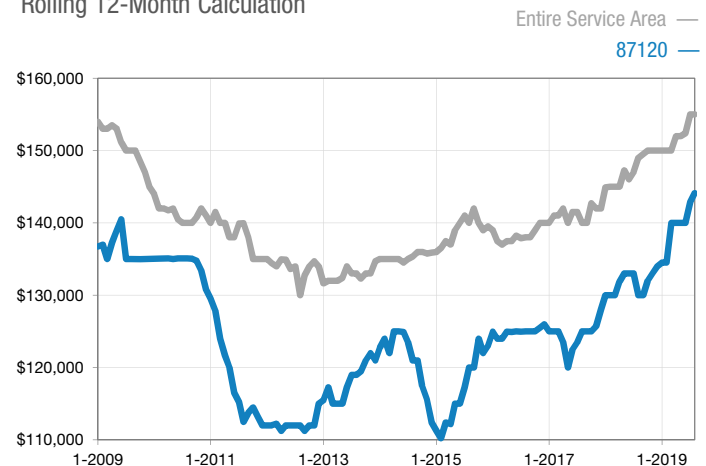
Median Sales Price - Single-Family Detached

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.