

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	35	50	+ 42.9%	383	417	+ 8.9%
Pending Sales	20	44	+ 120.0%	237	275	+ 16.0%
Closed Sales	32	31	- 3.1%	227	250	+ 10.1%
Days on Market Until Sale	43	43	0.0%	50	43	- 14.0%
Median Sales Price*	\$492,250	\$620,000	+ 26.0%	\$490,000	\$501,750	+ 2.4%
Average Sales Price*	\$549,283	\$645,856	+ 17.6%	\$524,324	\$579,291	+ 10.5%
Percent of List Price Received*	97.6%	97.2%	- 0.4%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	104	99	- 4.8%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

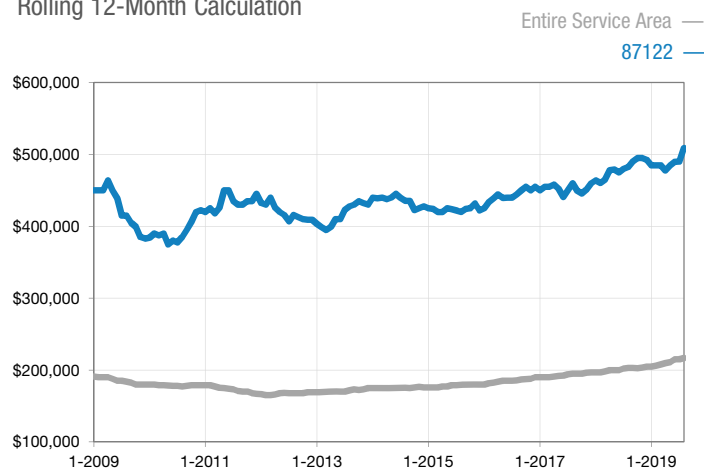
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	6	0	- 100.0%	13	13	0.0%
Pending Sales	1	2	+ 100.0%	4	10	+ 150.0%
Closed Sales	0	1	--	4	8	+ 100.0%
Days on Market Until Sale	--	27	--	63	40	- 36.5%
Median Sales Price*	--	\$315,000	--	\$234,500	\$244,500	+ 4.3%
Average Sales Price*	--	\$315,000	--	\$230,875	\$254,050	+ 10.0%
Percent of List Price Received*	--	96.9%	--	97.0%	98.0%	+ 1.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	6.2	1.9	- 69.4%	--	--	--

* 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.

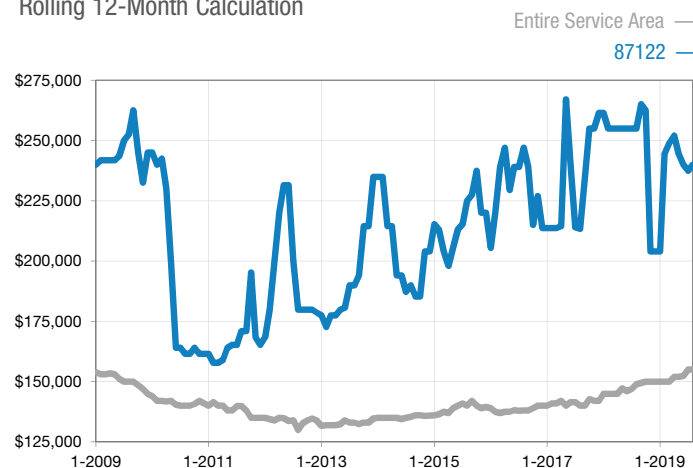
Median Sales Price - Single-Family Detached

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.