

Local Market Update for August 2019

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda 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	2	5	+ 150.0%	44	44	0.0%
Pending Sales	3	3	0.0%	17	27	+ 58.8%
Closed Sales	4	1	- 75.0%	18	22	+ 22.2%
Days on Market Until Sale	89	93	+ 4.5%	51	51	0.0%
Median Sales Price*	\$233,125	\$340,000	+ 45.8%	\$310,625	\$350,000	+ 12.7%
Average Sales Price*	\$337,563	\$340,000	+ 0.7%	\$366,514	\$408,486	+ 11.5%
Percent of List Price Received*	100.7%	97.1%	- 3.6%	96.2%	97.6%	+ 1.5%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	6.4	4.9	- 23.4%	--	--	--

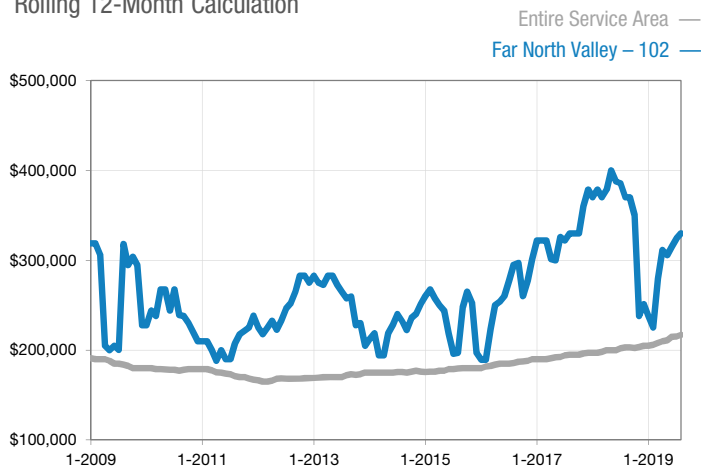
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	--	--	--	6	--	--
Median Sales Price*	--	--	--	\$290,000	--	--
Average Sales Price*	--	--	--	\$290,000	--	--
Percent of List Price Received*	--	--	--	89.2%	--	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	--	--	--	--	--

* 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.

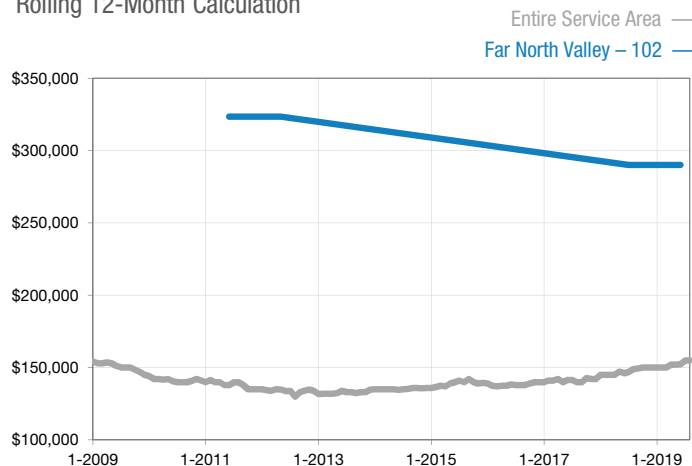
Median Sales Price - Single-Family Detached

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.