

Local Market Update for August 2019

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	33	24	- 27.3%	235	215	- 8.5%
Pending Sales	14	17	+ 21.4%	157	145	- 7.6%
Closed Sales	19	25	+ 31.6%	159	142	- 10.7%
Days on Market Until Sale	30	30	0.0%	54	47	- 13.0%
Median Sales Price*	\$304,500	\$277,000	- 9.0%	\$272,200	\$303,750	+ 11.6%
Average Sales Price*	\$428,212	\$353,816	- 17.4%	\$370,806	\$391,205	+ 5.5%
Percent of List Price Received*	97.3%	97.9%	+ 0.6%	98.0%	96.2%	- 1.8%
Inventory of Homes for Sale	81	61	- 24.7%	--	--	--
Months Supply of Inventory	4.6	3.6	- 21.7%	--	--	--

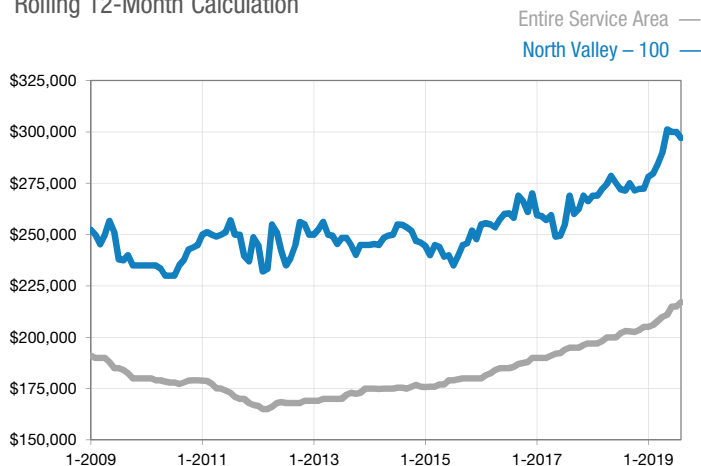
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	5	6	+ 20.0%	37	22	- 40.5%
Pending Sales	2	4	+ 100.0%	28	22	- 21.4%
Closed Sales	1	1	0.0%	28	18	- 35.7%
Days on Market Until Sale	35	41	+ 17.1%	16	29	+ 81.3%
Median Sales Price*	\$149,000	\$97,000	- 34.9%	\$137,750	\$135,375	- 1.7%
Average Sales Price*	\$149,000	\$97,000	- 34.9%	\$137,446	\$153,724	+ 11.8%
Percent of List Price Received*	100.0%	97.0%	- 3.0%	98.7%	99.4%	+ 0.7%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	2.5	0.3	- 88.0%	--	--	--

* 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.

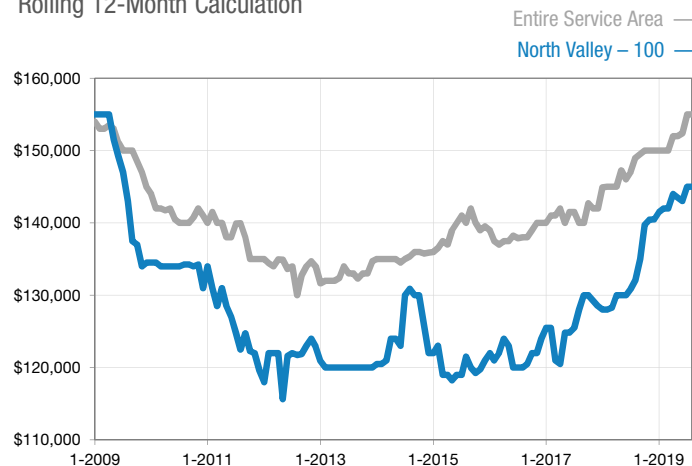
Median Sales Price - Single-Family Detached

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.