

# Local Market Update for August 2019

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



## 87114

| Single-Family Detached          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018      | 2019      | Percent Change | Thru 8-2018  | Thru 8-2019 | Percent Change |
| New Listings                    | 161       | 148       | - 8.1%         | 1,332        | 1,238       | - 7.1%         |
| Pending Sales                   | 113       | 142       | + 25.7%        | 880          | 1,009       | + 14.7%        |
| Closed Sales                    | 108       | 132       | + 22.2%        | 860          | 932         | + 8.4%         |
| Days on Market Until Sale       | 35        | 26        | - 25.7%        | 42           | 35          | - 16.7%        |
| Median Sales Price*             | \$223,250 | \$228,750 | + 2.5%         | \$215,000    | \$225,568   | + 4.9%         |
| Average Sales Price*            | \$239,506 | \$243,950 | + 1.9%         | \$230,313    | \$245,998   | + 6.8%         |
| Percent of List Price Received* | 98.9%     | 98.9%     | 0.0%           | 98.4%        | 98.9%       | + 0.5%         |
| Inventory of Homes for Sale     | 371       | 183       | - 50.7%        | --           | --          | --             |
| Months Supply of Inventory      | 3.5       | 1.6       | - 54.3%        | --           | --          | --             |

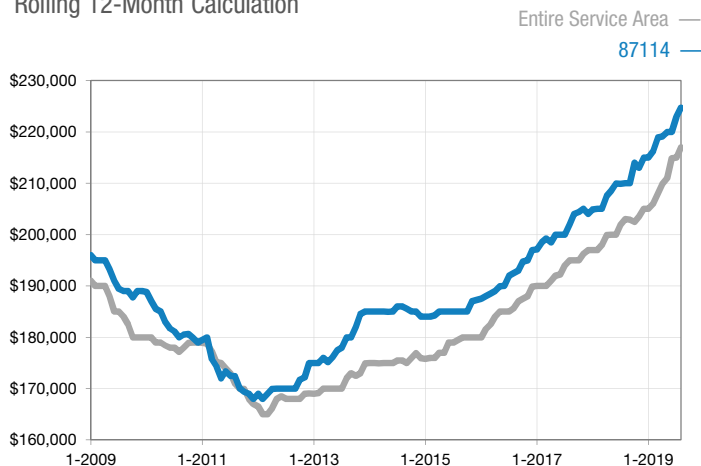
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | August    |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2018      | 2019      | Percent Change | Thru 8-2018  | Thru 8-2019 | Percent Change |
| New Listings                    | 7         | 5         | - 28.6%        | 52           | 38          | - 26.9%        |
| Pending Sales                   | 6         | 7         | + 16.7%        | 41           | 30          | - 26.8%        |
| Closed Sales                    | 8         | 5         | - 37.5%        | 38           | 24          | - 36.8%        |
| Days on Market Until Sale       | 22        | 21        | - 4.5%         | 29           | 25          | - 13.8%        |
| Median Sales Price*             | \$107,250 | \$120,000 | + 11.9%        | \$109,000    | \$122,250   | + 12.2%        |
| Average Sales Price*            | \$110,425 | \$131,200 | + 18.8%        | \$124,192    | \$141,804   | + 14.2%        |
| Percent of List Price Received* | 98.6%     | 98.1%     | - 0.5%         | 97.7%        | 99.0%       | + 1.3%         |
| Inventory of Homes for Sale     | 7         | 3         | - 57.1%        | --           | --          | --             |
| Months Supply of Inventory      | 1.7       | 0.9       | - 47.1%        | --           | --          | --             |

\* 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.

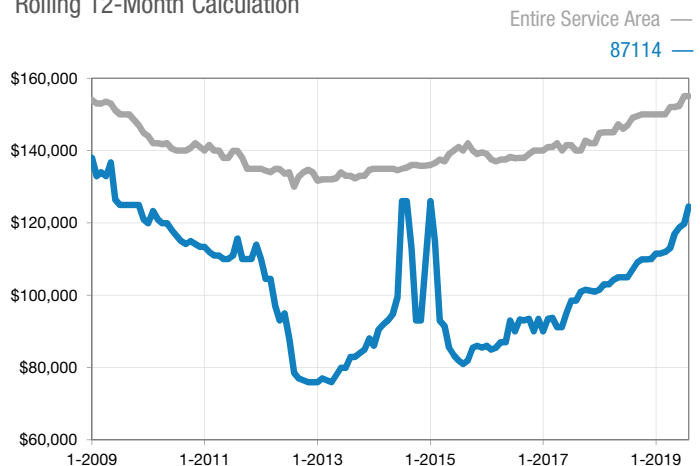
### Median Sales Price - Single-Family Detached

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.