

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	47	51	+ 8.5%	373	371	- 0.5%
Pending Sales	39	35	- 10.3%	270	281	+ 4.1%
Closed Sales	43	38	- 11.6%	258	273	+ 5.8%
Days on Market Until Sale	42	21	- 50.0%	38	31	- 18.4%
Median Sales Price*	\$255,000	\$270,000	+ 5.9%	\$259,000	\$265,000	+ 2.3%
Average Sales Price*	\$267,049	\$301,719	+ 13.0%	\$269,888	\$274,922	+ 1.9%
Percent of List Price Received*	97.9%	99.5%	+ 1.6%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	84	68	- 19.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

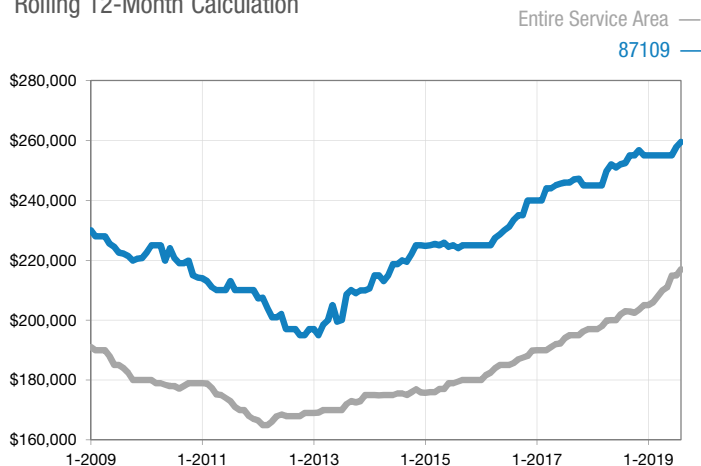
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	20	20	0.0%	130	134	+ 3.1%
Pending Sales	15	19	+ 26.7%	115	91	- 20.9%
Closed Sales	13	11	- 15.4%	107	85	- 20.6%
Days on Market Until Sale	21	33	+ 57.1%	33	35	+ 6.1%
Median Sales Price*	\$175,500	\$148,000	- 15.7%	\$165,000	\$148,950	- 9.7%
Average Sales Price*	\$181,035	\$139,455	- 23.0%	\$168,059	\$154,364	- 8.1%
Percent of List Price Received*	96.8%	98.8%	+ 2.1%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	28	30	+ 7.1%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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.

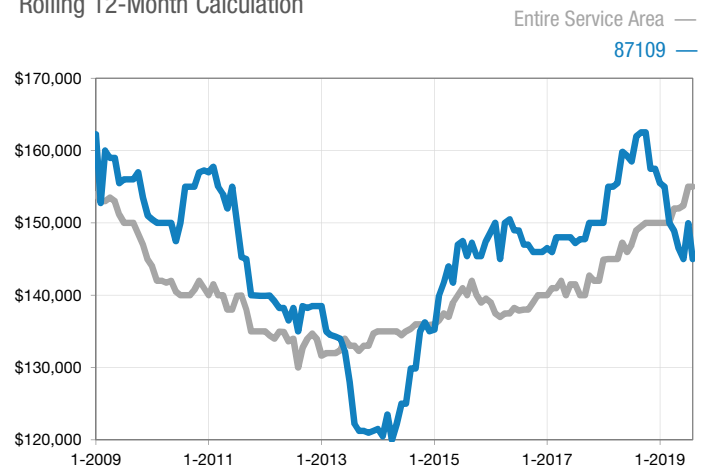
Median Sales Price - Single-Family Detached

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.