

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	73	82	+ 12.3%	611	560	- 8.3%
Pending Sales	39	55	+ 41.0%	401	424	+ 5.7%
Closed Sales	51	65	+ 27.5%	399	402	+ 0.8%
Days on Market Until Sale	20	29	+ 45.0%	35	36	+ 2.9%
Median Sales Price*	\$180,000	\$197,500	+ 9.7%	\$177,500	\$198,000	+ 11.5%
Average Sales Price*	\$209,912	\$211,699	+ 0.9%	\$201,101	\$216,445	+ 7.6%
Percent of List Price Received*	98.0%	97.7%	- 0.3%	97.7%	97.9%	+ 0.2%
Inventory of Homes for Sale	176	112	- 36.4%	--	--	--
Months Supply of Inventory	3.9	2.2	- 43.6%	--	--	--

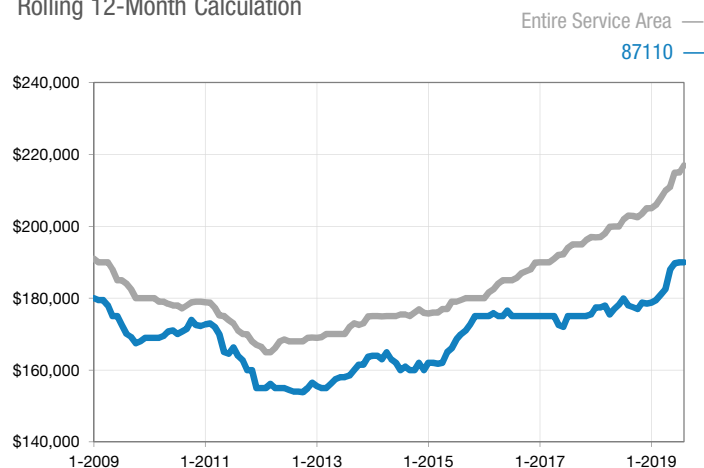
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	August			Year to Date		
Key Metrics	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	4	5	+ 25.0%	46	51	+ 10.9%
Pending Sales	3	3	0.0%	42	47	+ 11.9%
Closed Sales	1	3	+ 200.0%	41	45	+ 9.8%
Days on Market Until Sale	38	13	- 65.8%	42	33	- 21.4%
Median Sales Price*	\$182,500	\$85,000	- 53.4%	\$90,000	\$103,250	+ 14.7%
Average Sales Price*	\$182,500	\$87,167	- 52.2%	\$97,126	\$103,897	+ 7.0%
Percent of List Price Received*	98.4%	97.1%	- 1.3%	96.9%	97.1%	+ 0.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--

* 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.

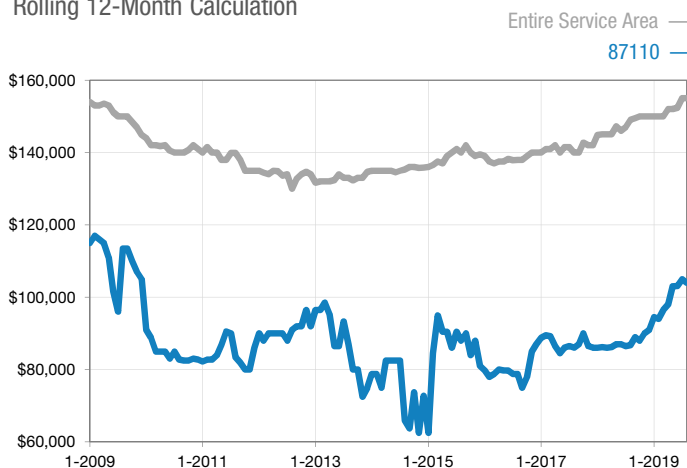
Median Sales Price - Single-Family Detached

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.