

Local Market Update for September 2018

This is a research tool provided by the Greater Albuquerque Association of REALTORS®.



87122

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	35	37	+ 5.7%	465	420	- 9.7%
Pending Sales	29	11	- 62.1%	272	249	- 8.5%
Closed Sales	29	22	- 24.1%	258	249	- 3.5%
Days on Market Until Sale	50	30	- 40.0%	50	48	- 4.0%
Median Sales Price*	\$420,000	\$514,000	+ 22.4%	\$446,750	\$490,000	+ 9.7%
Average Sales Price*	\$501,654	\$552,027	+ 10.0%	\$500,960	\$526,772	+ 5.2%
Percent of List Price Received*	97.0%	97.9%	+ 0.9%	97.5%	97.8%	+ 0.3%
Inventory of Homes for Sale	137	112	- 18.2%	--	--	--
Months Supply of Inventory	5.0	4.4	- 12.0%	--	--	--

* 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.

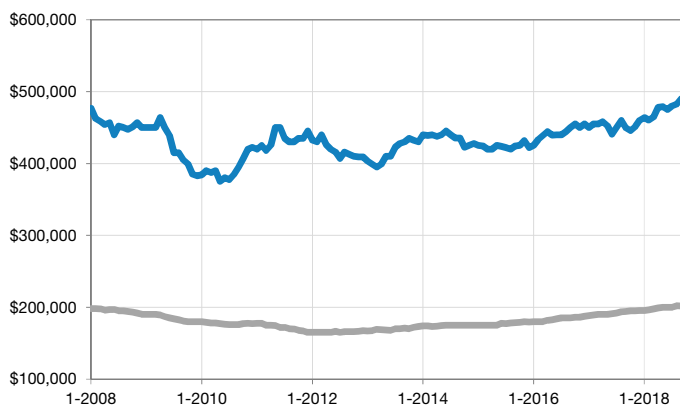
Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	4	+ 100.0%	17	17	0.0%
Pending Sales	1	3	+ 200.0%	11	7	- 36.4%
Closed Sales	3	1	- 66.7%	10	5	- 50.0%
Days on Market Until Sale	19	0	- 100.0%	28	50	+ 78.6%
Median Sales Price*	\$255,000	\$262,500	+ 2.9%	\$255,000	\$262,500	+ 2.9%
Average Sales Price*	\$236,667	\$262,500	+ 10.9%	\$262,100	\$237,200	- 9.5%
Percent of List Price Received*	96.0%	100.0%	+ 4.2%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.7	4.5	+ 542.9%	--	--	--

* 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

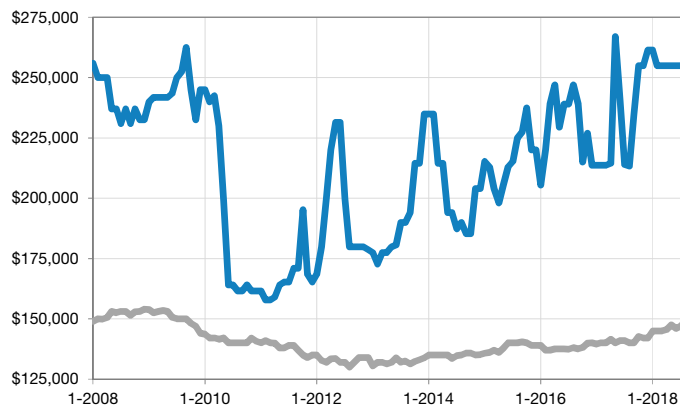
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.