

Local Market Update for September 2018

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda Blvd NE

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	6	4	- 33.3%	45	48	+ 6.7%
Pending Sales	4	1	- 75.0%	20	18	- 10.0%
Closed Sales	3	1	- 66.7%	18	19	+ 5.6%
Days on Market Until Sale	69	6	- 91.3%	54	49	- 9.3%
Median Sales Price*	\$120,000	\$185,000	+ 54.2%	\$350,000	\$251,250	- 28.2%
Average Sales Price*	\$220,333	\$185,000	- 16.0%	\$373,000	\$356,961	- 4.3%
Percent of List Price Received*	98.5%	101.6%	+ 3.1%	95.6%	96.5%	+ 0.9%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	5.3	7.5	+ 41.5%	--	--	--

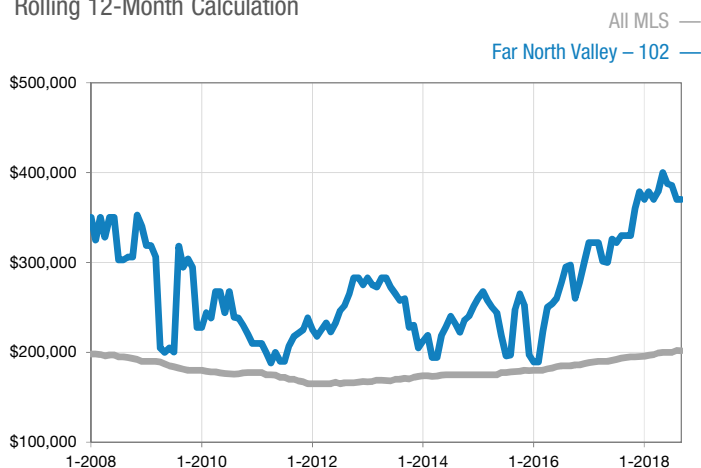
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	0	0	0.0%	0	3	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	6	--
Median Sales Price*	--	--	--	--	\$290,000	--
Average Sales Price*	--	--	--	--	\$290,000	--
Percent of List Price Received*	--	--	--	--	89.2%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

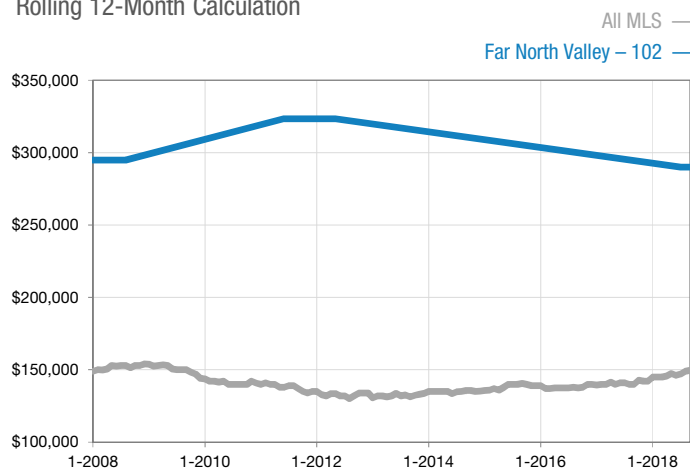
Median Sales Price - Single-Family Detached

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.