

Local Market Update for September 2018

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



87104

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	21	16	- 23.8%	194	183	- 5.7%
Pending Sales	9	16	+ 77.8%	115	122	+ 6.1%
Closed Sales	15	15	0.0%	113	112	- 0.9%
Days on Market Until Sale	21	36	+ 71.4%	46	45	- 2.2%
Median Sales Price*	\$337,000	\$270,000	- 19.9%	\$305,000	\$280,500	- 8.0%
Average Sales Price*	\$364,886	\$282,972	- 22.4%	\$322,116	\$311,055	- 3.4%
Percent of List Price Received*	94.5%	97.8%	+ 3.5%	95.9%	97.0%	+ 1.1%
Inventory of Homes for Sale	54	41	- 24.1%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

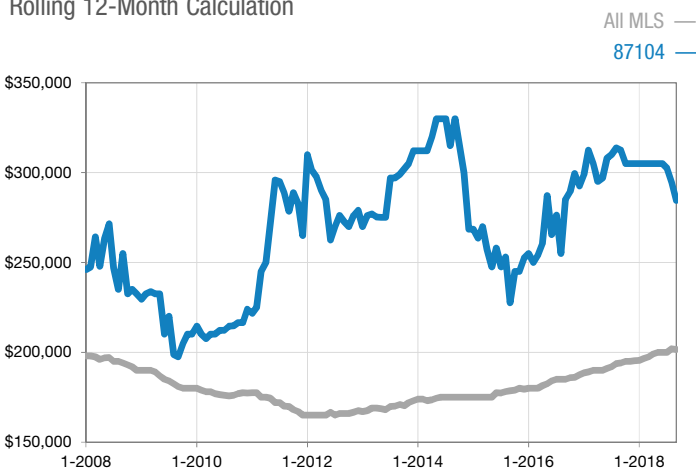
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	3	3	0.0%	50	41	- 18.0%
Pending Sales	4	2	- 50.0%	36	25	- 30.6%
Closed Sales	2	3	+ 50.0%	33	24	- 27.3%
Days on Market Until Sale	18	34	+ 88.9%	42	41	- 2.4%
Median Sales Price*	\$242,500	\$200,000	- 17.5%	\$204,723	\$201,787	- 1.4%
Average Sales Price*	\$242,500	\$210,000	- 13.4%	\$203,892	\$204,636	+ 0.4%
Percent of List Price Received*	94.3%	100.0%	+ 6.0%	98.3%	97.3%	- 1.0%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

* 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.

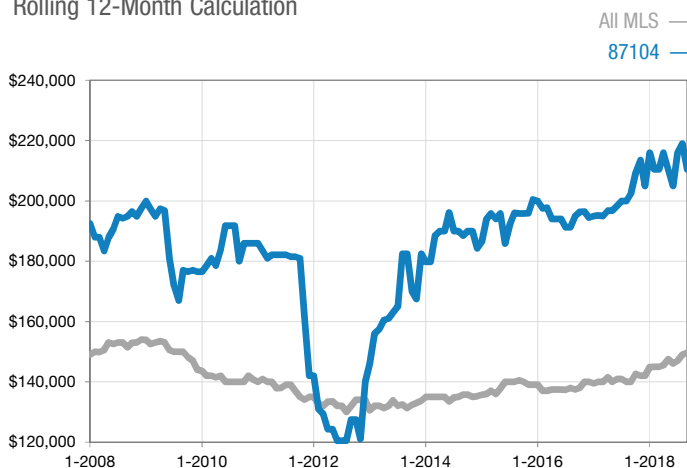
Median Sales Price - Single-Family Detached

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.