

Local Market Update for September 2018

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	36	48	+ 33.3%	419	449	+ 7.2%
Pending Sales	24	45	+ 87.5%	311	340	+ 9.3%
Closed Sales	42	29	- 31.0%	323	319	- 1.2%
Days on Market Until Sale	37	25	- 32.4%	36	31	- 13.9%
Median Sales Price*	\$186,350	\$185,000	- 0.7%	\$169,000	\$170,000	+ 0.6%
Average Sales Price*	\$198,654	\$190,893	- 3.9%	\$181,365	\$182,719	+ 0.7%
Percent of List Price Received*	98.2%	98.9%	+ 0.7%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	77	82	+ 6.5%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

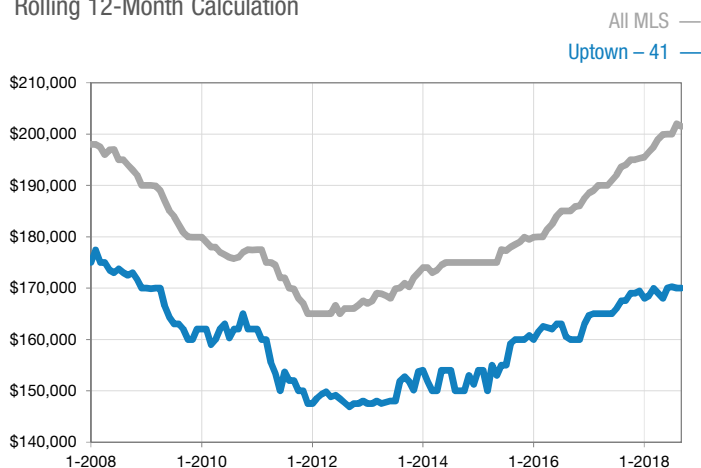
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	3	- 62.5%	49	61	+ 24.5%
Pending Sales	4	8	+ 100.0%	33	57	+ 72.7%
Closed Sales	2	6	+ 200.0%	28	53	+ 89.3%
Days on Market Until Sale	291	25	- 91.4%	74	43	- 41.9%
Median Sales Price*	\$69,500	\$99,000	+ 42.4%	\$85,000	\$88,000	+ 3.5%
Average Sales Price*	\$69,500	\$104,667	+ 50.6%	\$94,458	\$98,683	+ 4.5%
Percent of List Price Received*	90.9%	96.4%	+ 6.1%	94.7%	96.8%	+ 2.2%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	5.7	2.4	- 57.9%	--	--	--

* 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.

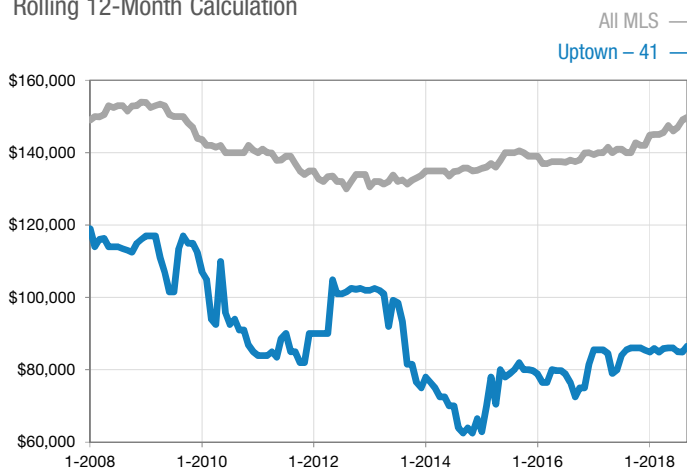
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.