

Local Market Update for September 2018

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	43	34	- 20.9%	404	391	- 3.2%
Pending Sales	26	28	+ 7.7%	217	282	+ 30.0%
Closed Sales	15	24	+ 60.0%	203	263	+ 29.6%
Days on Market Until Sale	48	38	- 20.8%	53	53	0.0%
Median Sales Price*	\$185,000	\$165,000	- 10.8%	\$218,000	\$241,200	+ 10.6%
Average Sales Price*	\$332,547	\$324,721	- 2.4%	\$314,042	\$321,327	+ 2.3%
Percent of List Price Received*	97.0%	96.4%	- 0.6%	97.2%	97.6%	+ 0.4%
Inventory of Homes for Sale	140	89	- 36.4%	--	--	--
Months Supply of Inventory	6.0	3.2	- 46.7%	--	--	--

* 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	6	7	+ 16.7%	57	66	+ 15.8%
Pending Sales	5	8	+ 60.0%	44	52	+ 18.2%
Closed Sales	6	5	- 16.7%	38	49	+ 28.9%
Days on Market Until Sale	80	59	- 26.3%	42	39	- 7.1%
Median Sales Price*	\$158,250	\$239,900	+ 51.6%	\$156,500	\$185,000	+ 18.2%
Average Sales Price*	\$171,083	\$244,339	+ 42.8%	\$173,055	\$198,433	+ 14.7%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	96.9%	98.2%	+ 1.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

* 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.

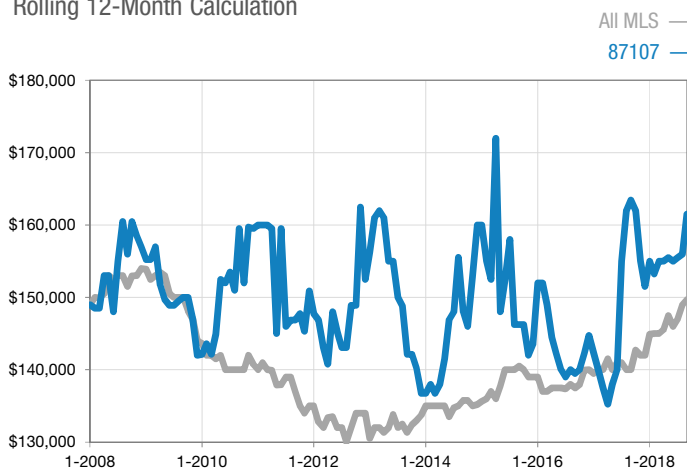
Median Sales Price - Single-Family Detached

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.