

Local Market Update for September 2018

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	26	32	+ 23.1%	235	248	+ 5.5%
Pending Sales	11	19	+ 72.7%	146	156	+ 6.8%
Closed Sales	17	21	+ 23.5%	145	146	+ 0.7%
Days on Market Until Sale	27	31	+ 14.8%	45	56	+ 24.4%
Median Sales Price*	\$200,000	\$230,000	+ 15.0%	\$178,000	\$206,750	+ 16.2%
Average Sales Price*	\$222,118	\$227,337	+ 2.3%	\$220,596	\$233,567	+ 5.9%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	96.6%	96.7%	+ 0.1%
Inventory of Homes for Sale	70	64	- 8.6%	--	--	--
Months Supply of Inventory	4.6	3.9	- 15.2%	--	--	--

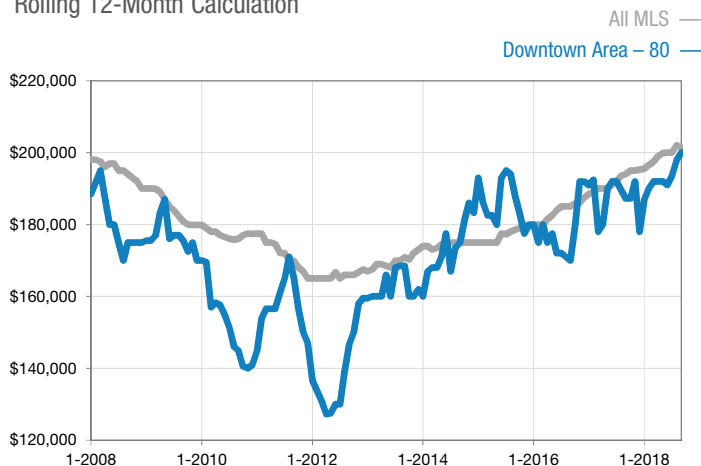
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	12	2	- 83.3%	131	103	- 21.4%
Pending Sales	7	5	- 28.6%	54	55	+ 1.9%
Closed Sales	4	6	+ 50.0%	53	51	- 3.8%
Days on Market Until Sale	52	42	- 19.2%	57	64	+ 12.3%
Median Sales Price*	\$165,000	\$190,000	+ 15.2%	\$195,204	\$178,000	- 8.8%
Average Sales Price*	\$165,500	\$193,833	+ 17.1%	\$186,223	\$178,237	- 4.3%
Percent of List Price Received*	92.8%	98.2%	+ 5.8%	96.7%	95.8%	- 0.9%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--
Months Supply of Inventory	7.1	6.6	- 7.0%	--	--	--

* 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.

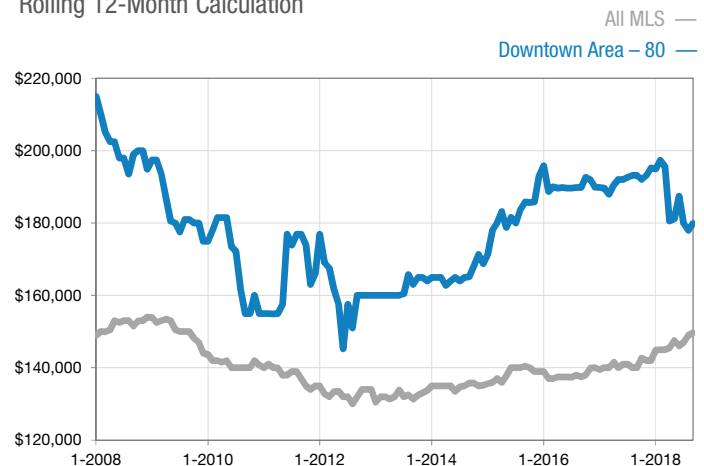
Median Sales Price - Single-Family Detached

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.