

Local Market Update for September 2018

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	16	14	- 12.5%	119	102	- 14.3%
Pending Sales	5	5	0.0%	50	54	+ 8.0%
Closed Sales	2	3	+ 50.0%	53	53	0.0%
Days on Market Until Sale	233	48	- 79.4%	151	192	+ 27.2%
Median Sales Price*	\$157,500	\$69,500	- 55.9%	\$130,000	\$136,750	+ 5.2%
Average Sales Price*	\$157,500	\$89,167	- 43.4%	\$133,391	\$148,080	+ 11.0%
Percent of List Price Received*	95.1%	91.3%	- 4.0%	90.6%	92.3%	+ 1.9%
Inventory of Homes for Sale	80	71	- 11.3%	--	--	--
Months Supply of Inventory	14.4	13.1	- 9.0%	--	--	--

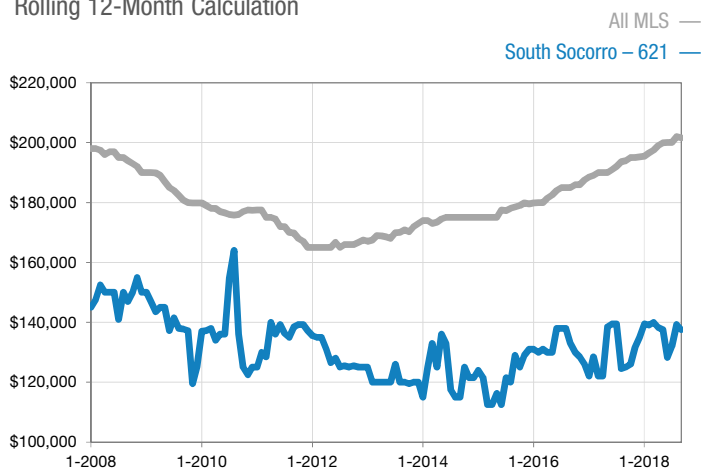
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	0	1	--	7	9	+ 28.6%
Pending Sales	2	0	- 100.0%	4	7	+ 75.0%
Closed Sales	1	0	- 100.0%	3	7	+ 133.3%
Days on Market Until Sale	22	--	--	209	70	- 66.5%
Median Sales Price*	\$114,500	--	--	\$114,000	\$122,000	+ 7.0%
Average Sales Price*	\$114,500	--	--	\$112,000	\$114,500	+ 2.2%
Percent of List Price Received*	95.4%	--	--	97.7%	99.2%	+ 1.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--

* 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.

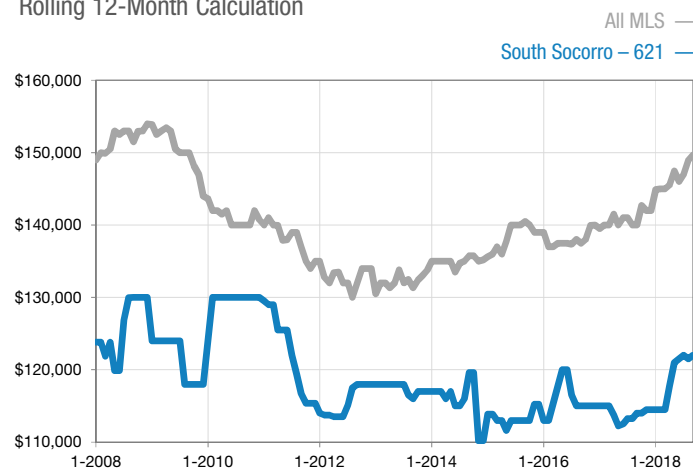
Median Sales Price - Single-Family Detached

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.