

Local Market Update for September 2018

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	13	20	+ 53.8%	172	174	+ 1.2%
Pending Sales	8	27	+ 237.5%	113	135	+ 19.5%
Closed Sales	10	11	+ 10.0%	113	117	+ 3.5%
Days on Market Until Sale	51	32	- 37.3%	59	46	- 22.0%
Median Sales Price*	\$147,250	\$169,000	+ 14.8%	\$156,000	\$168,750	+ 8.2%
Average Sales Price*	\$146,200	\$151,554	+ 3.7%	\$157,979	\$167,522	+ 6.0%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	98.6%	97.7%	- 0.9%
Inventory of Homes for Sale	59	31	- 47.5%	--	--	--
Months Supply of Inventory	4.9	2.3	- 53.1%	--	--	--

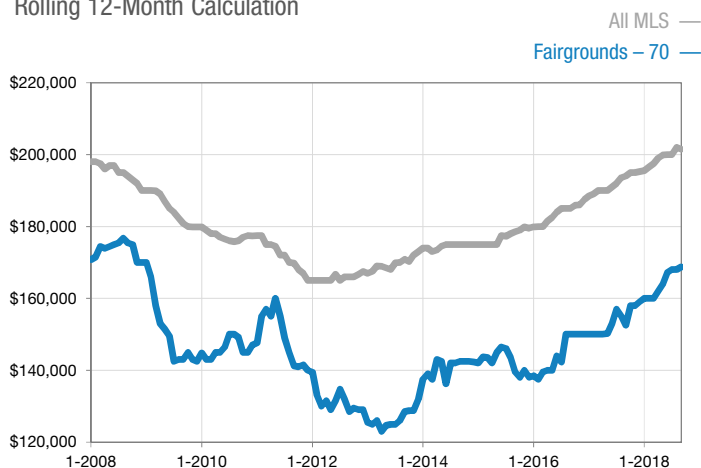
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	0	- 100.0%	12	7	- 41.7%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Days on Market Until Sale	38	--	--	33	67	+ 103.0%
Median Sales Price*	\$27,500	--	--	\$108,515	\$145,000	+ 33.6%
Average Sales Price*	\$27,500	--	--	\$107,905	\$134,200	+ 24.4%
Percent of List Price Received*	56.1%	--	--	91.5%	96.7%	+ 5.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--

* 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.

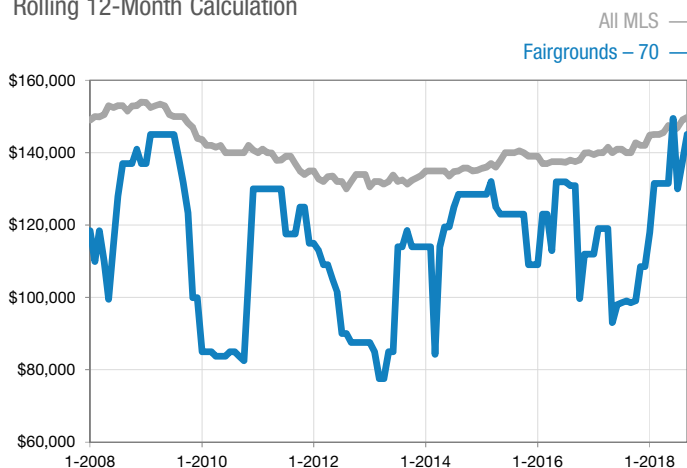
Median Sales Price - Single-Family Detached

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.