

# Local Market Update for September 2018

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	22	32	+ 45.5%	241	236	- 2.1%
Pending Sales	9	21	+ 133.3%	152	163	+ 7.2%
Closed Sales	15	20	+ 33.3%	146	149	+ 2.1%
Days on Market Until Sale	79	42	- 46.8%	48	45	- 6.3%
Median Sales Price*	\$140,000	<b>\$149,450</b>	+ 6.7%	\$133,000	<b>\$135,000</b>	+ 1.5%
Average Sales Price*	\$135,756	<b>\$154,970</b>	+ 14.2%	\$140,831	<b>\$137,250</b>	- 2.5%
Percent of List Price Received*	95.9%	<b>97.5%</b>	+ 1.7%	97.2%	<b>96.5%</b>	- 0.7%
Inventory of Homes for Sale	69	58	- 15.9%	--	--	--
Months Supply of Inventory	4.2	3.4	- 19.0%	--	--	--

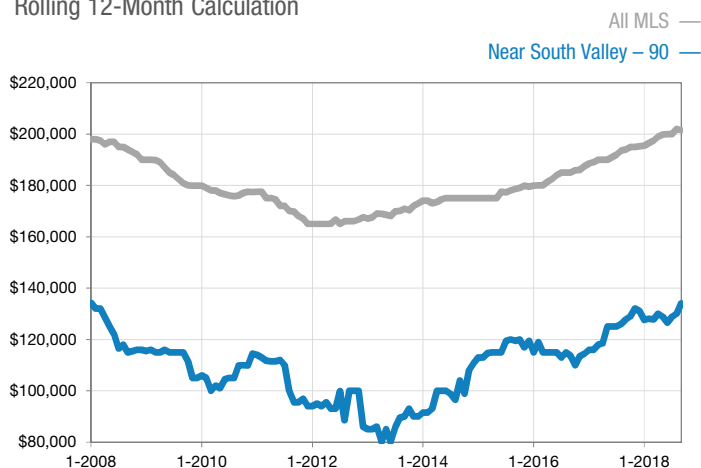
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	6	- 14.3%
Pending Sales	0	1	--	6	3	- 50.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Days on Market Until Sale	145	15	- 89.7%	52	18	- 65.4%
Median Sales Price*	\$92,000	<b>\$82,000</b>	- 10.9%	\$84,467	<b>\$76,423</b>	- 9.5%
Average Sales Price*	\$92,000	<b>\$82,000</b>	- 10.9%	\$75,956	<b>\$65,206</b>	- 14.2%
Percent of List Price Received*	93.9%	<b>97.6%</b>	+ 3.9%	96.6%	<b>103.0%</b>	+ 6.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

\* 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.

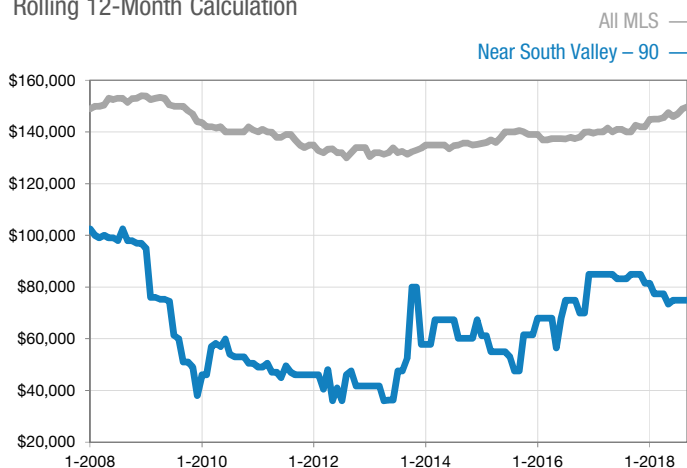
### Median Sales Price - Single-Family Detached

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.