

Local Market Update for September 2018

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	91	93	+ 2.2%	820	892	+ 8.8%
Pending Sales	63	79	+ 25.4%	636	741	+ 16.5%
Closed Sales	69	83	+ 20.3%	593	714	+ 20.4%
Days on Market Until Sale	24	29	+ 20.8%	33	32	- 3.0%
Median Sales Price*	\$138,000	\$153,300	+ 11.1%	\$135,900	\$149,900	+ 10.3%
Average Sales Price*	\$137,276	\$152,456	+ 11.1%	\$137,149	\$150,559	+ 9.8%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	168	154	- 8.3%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--

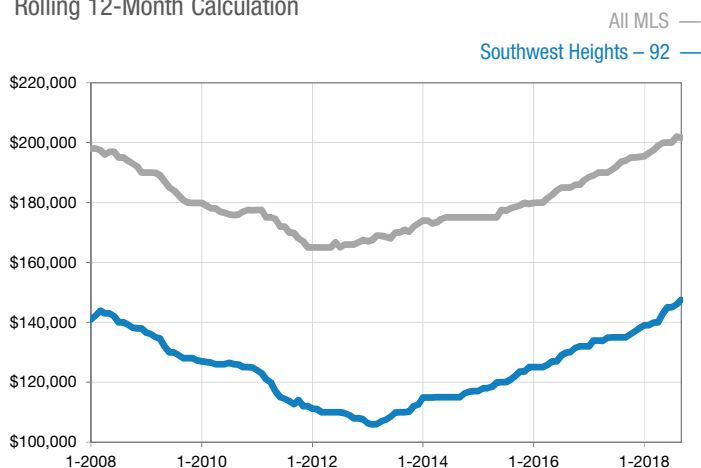
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	1	1	0.0%	20	18	- 10.0%
Pending Sales	1	3	+ 200.0%	13	16	+ 23.1%
Closed Sales	4	2	- 50.0%	11	12	+ 9.1%
Days on Market Until Sale	15	26	+ 73.3%	23	36	+ 56.5%
Median Sales Price*	\$80,567	\$121,500	+ 50.8%	\$66,134	\$108,450	+ 64.0%
Average Sales Price*	\$83,034	\$121,500	+ 46.3%	\$75,440	\$114,926	+ 52.3%
Percent of List Price Received*	92.0%	100.9%	+ 9.7%	98.9%	94.7%	- 4.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.1	- 59.3%	--	--	--

* 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.

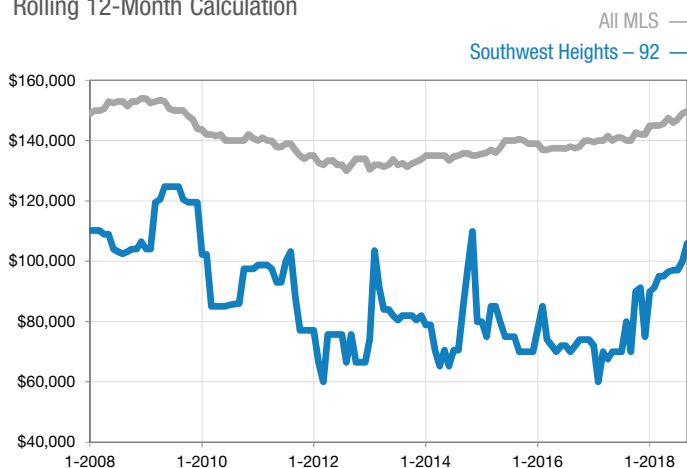
Median Sales Price - Single-Family Detached

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.