

Local Market Update for September 2018

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	41	31	- 24.4%	369	368	- 0.3%
Pending Sales	24	32	+ 33.3%	202	263	+ 30.2%
Closed Sales	19	23	+ 21.1%	189	238	+ 25.9%
Days on Market Until Sale	35	35	0.0%	45	50	+ 11.1%
Median Sales Price*	\$218,000	\$165,000	- 24.3%	\$200,000	\$217,000	+ 8.5%
Average Sales Price*	\$314,202	\$228,800	- 27.2%	\$265,439	\$271,318	+ 2.2%
Percent of List Price Received*	95.8%	96.5%	+ 0.7%	97.2%	97.5%	+ 0.3%
Inventory of Homes for Sale	112	79	- 29.5%	--	--	--
Months Supply of Inventory	5.3	3.1	- 41.5%	--	--	--

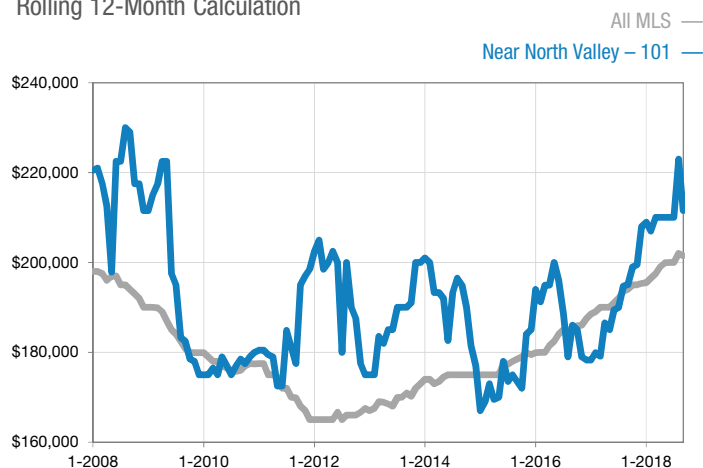
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	7	9	+ 28.6%	58	74	+ 27.6%
Pending Sales	4	8	+ 100.0%	42	49	+ 16.7%
Closed Sales	6	3	- 50.0%	37	46	+ 24.3%
Days on Market Until Sale	69	81	+ 17.4%	52	42	- 19.2%
Median Sales Price*	\$176,500	\$297,000	+ 68.3%	\$162,000	\$185,000	+ 14.2%
Average Sales Price*	\$191,250	\$264,265	+ 38.2%	\$182,843	\$206,407	+ 12.9%
Percent of List Price Received*	96.3%	98.4%	+ 2.2%	96.9%	98.1%	+ 1.2%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

* 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.

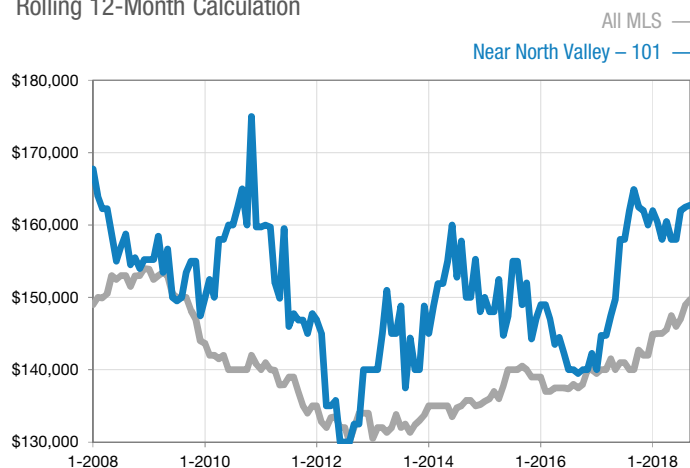
Median Sales Price - Single-Family Detached

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.