

# Local Market Update for September 2018

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



## Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

| Single-Family Detached          | September |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2017      | 2018      | Percent Change | Thru 9-2017  | Thru 9-2018 | Percent Change |
| New Listings                    | 78        | 60        | - 23.1%        | 766          | 742         | - 3.1%         |
| Pending Sales                   | 64        | 50        | - 21.9%        | 574          | 543         | - 5.4%         |
| Closed Sales                    | 54        | 64        | + 18.5%        | 523          | 543         | + 3.8%         |
| Days on Market Until Sale       | 40        | 35        | - 12.5%        | 38           | 39          | + 2.6%         |
| Median Sales Price*             | \$194,950 | \$210,900 | + 8.2%         | \$192,000    | \$199,000   | + 3.6%         |
| Average Sales Price*            | \$207,103 | \$220,548 | + 6.5%         | \$197,291    | \$208,359   | + 5.6%         |
| Percent of List Price Received* | 98.1%     | 98.9%     | + 0.8%         | 98.8%        | 98.8%       | 0.0%           |
| Inventory of Homes for Sale     | 168       | 139       | - 17.3%        | --           | --          | --             |
| Months Supply of Inventory      | 2.9       | 2.3       | - 20.7%        | --           | --          | --             |

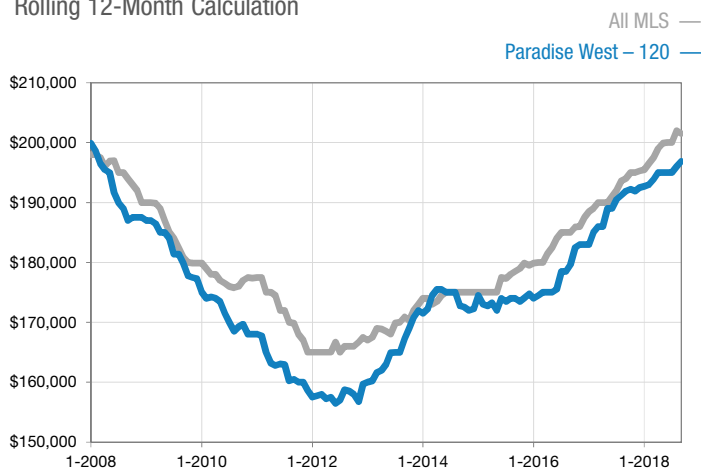
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached          | September |           |                | Year to Date |             |                |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                     | 2017      | 2018      | Percent Change | Thru 9-2017  | Thru 9-2018 | Percent Change |
| New Listings                    | 0         | 0         | 0.0%           | 2            | 5           | + 150.0%       |
| Pending Sales                   | 0         | 0         | 0.0%           | 1            | 5           | + 400.0%       |
| Closed Sales                    | 0         | 1         | --             | 1            | 4           | + 300.0%       |
| Days on Market Until Sale       | --        | 51        | --             | 7            | 53          | + 657.1%       |
| Median Sales Price*             | --        | \$173,900 | --             | \$172,000    | \$174,950   | + 1.7%         |
| Average Sales Price*            | --        | \$173,900 | --             | \$172,000    | \$173,475   | + 0.9%         |
| Percent of List Price Received* | --        | 99.4%     | --             | 101.2%       | 99.3%       | - 1.9%         |
| Inventory of Homes for Sale     | 1         | 0         | - 100.0%       | --           | --          | --             |
| Months Supply of Inventory      | 1.0       | --        | --             | --           | --          | --             |

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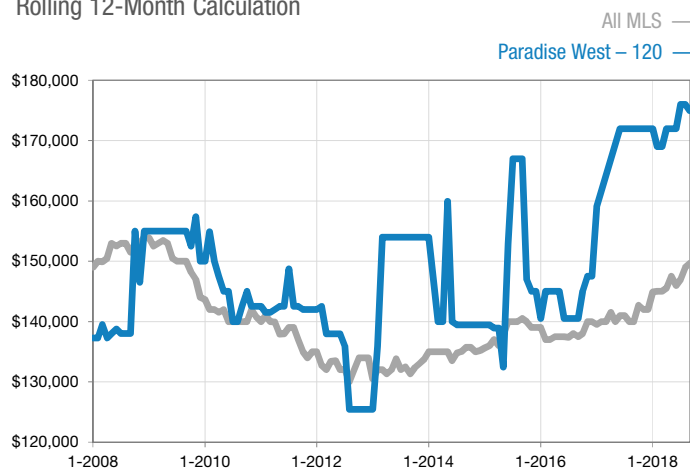
### Median Sales Price - Single-Family Detached

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.