

Local Market Update for September 2018

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



North Valley – 100

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

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	25	21	- 16.0%	295	256	- 13.2%
Pending Sales	11	22	+ 100.0%	162	183	+ 13.0%
Closed Sales	14	12	- 14.3%	161	171	+ 6.2%
Days on Market Until Sale	46	48	+ 4.3%	53	54	+ 1.9%
Median Sales Price*	\$259,500	\$329,500	+ 27.0%	\$263,500	\$277,250	+ 5.2%
Average Sales Price*	\$345,671	\$495,150	+ 43.2%	\$368,231	\$379,583	+ 3.1%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	96.5%	98.0%	+ 1.6%
Inventory of Homes for Sale	109	64	- 41.3%	--	--	--
Months Supply of Inventory	6.4	3.4	- 46.9%	--	--	--

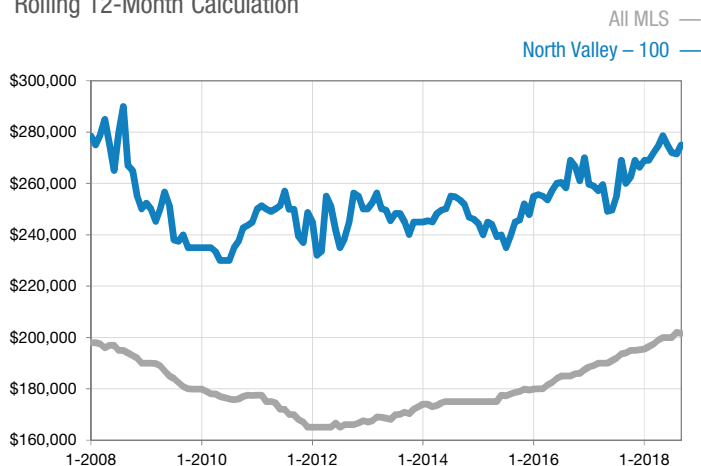
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	3	5	+ 66.7%	37	42	+ 13.5%
Pending Sales	4	4	0.0%	36	32	- 11.1%
Closed Sales	7	2	- 71.4%	34	30	- 11.8%
Days on Market Until Sale	35	26	- 25.7%	36	17	- 52.8%
Median Sales Price*	\$131,700	\$214,450	+ 62.8%	\$129,000	\$139,000	+ 7.8%
Average Sales Price*	\$124,064	\$214,450	+ 72.9%	\$131,819	\$142,580	+ 8.2%
Percent of List Price Received*	96.6%	97.4%	+ 0.8%	96.8%	98.6%	+ 1.9%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--

* 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.

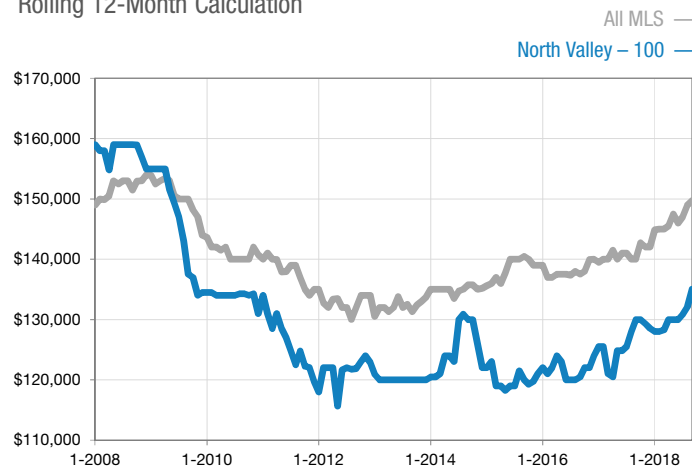
Median Sales Price - Single-Family Detached

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.