

# Local Market Update for September 2018

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



## West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	3	4	+ 33.3%	48	30	- 37.5%
Pending Sales	3	4	+ 33.3%	30	19	- 36.7%
Closed Sales	0	3	--	26	16	- 38.5%
Days on Market Until Sale	--	64	--	58	65	+ 12.1%
Median Sales Price*	--	\$245,000	--	\$425,500	\$434,700	+ 2.2%
Average Sales Price*	--	\$431,167	--	\$495,487	\$504,588	+ 1.8%
Percent of List Price Received*	--	95.0%	--	96.5%	96.5%	0.0%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	3.8	4.4	+ 15.8%	--	--	--

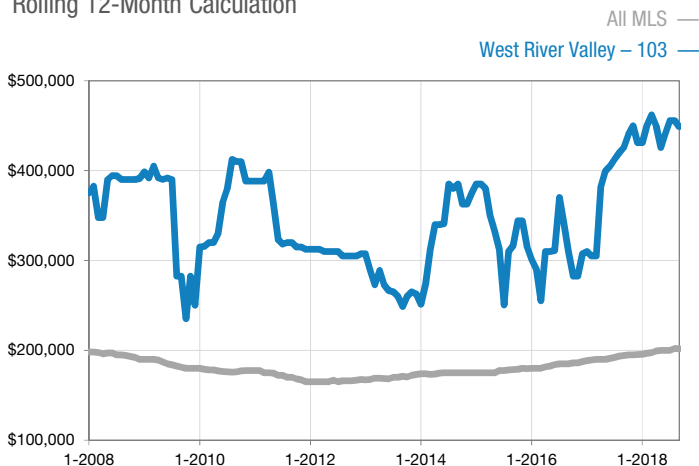
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	3	3	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	50	54	+ 8.0%
Median Sales Price*	--	--	--	\$198,750	\$220,000	+ 10.7%
Average Sales Price*	--	--	--	\$198,750	\$220,000	+ 10.7%
Percent of List Price Received*	--	--	--	94.8%	97.6%	+ 3.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

\* 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.

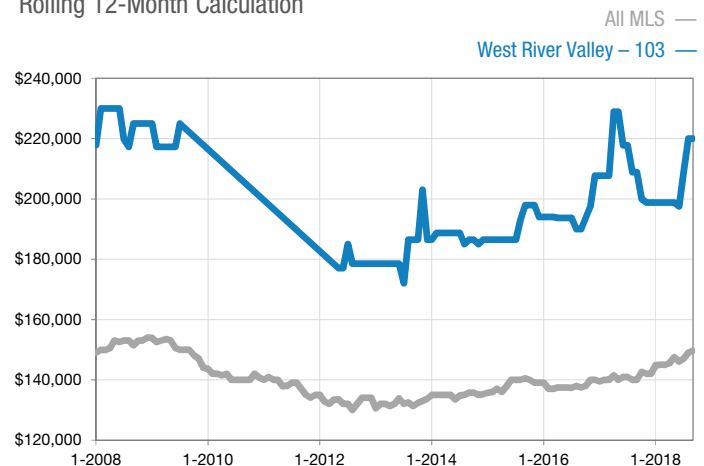
### Median Sales Price - Single-Family Detached

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.