

Local Market Update for September 2018

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway 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	21	23	+ 9.5%	288	270	- 6.3%
Pending Sales	18	13	- 27.8%	186	202	+ 8.6%
Closed Sales	19	18	- 5.3%	185	195	+ 5.4%
Days on Market Until Sale	40	59	+ 47.5%	37	43	+ 16.2%
Median Sales Price*	\$244,000	\$209,000	- 14.3%	\$180,000	\$198,000	+ 10.0%
Average Sales Price*	\$225,841	\$210,072	- 7.0%	\$183,094	\$206,377	+ 12.7%
Percent of List Price Received*	98.7%	97.6%	- 1.1%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	75	55	- 26.7%	--	--	--
Months Supply of Inventory	4.0	2.8	- 30.0%	--	--	--

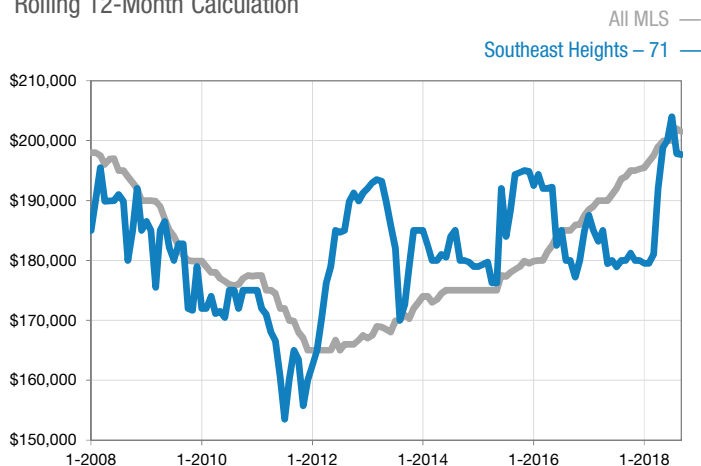
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	1	- 87.5%	110	54	- 50.9%
Pending Sales	3	4	+ 33.3%	27	56	+ 107.4%
Closed Sales	4	4	0.0%	26	53	+ 103.8%
Days on Market Until Sale	32	123	+ 284.4%	37	101	+ 173.0%
Median Sales Price*	\$157,500	\$181,400	+ 15.2%	\$119,000	\$198,000	+ 66.4%
Average Sales Price*	\$131,750	\$175,425	+ 33.1%	\$131,990	\$169,992	+ 28.8%
Percent of List Price Received*	93.6%	98.5%	+ 5.2%	97.3%	98.4%	+ 1.1%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	12.3	3.9	- 68.3%	--	--	--

* 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.

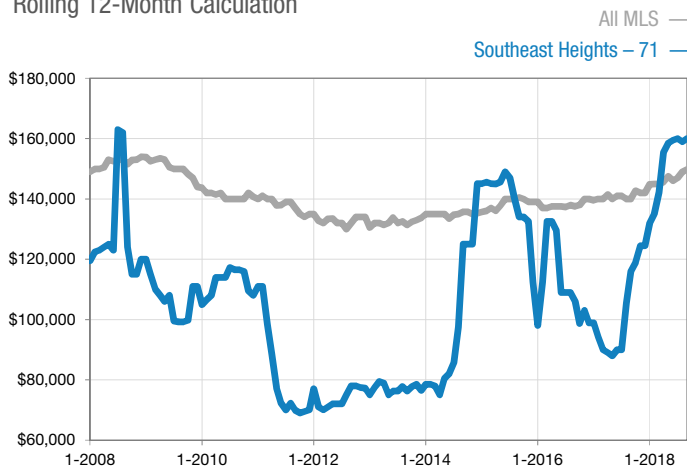
Median Sales Price - Single-Family Detached

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.