

Local Market Update for September 2018

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



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Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	66	76	+ 15.2%	873	819	- 6.2%
Pending Sales	47	59	+ 25.5%	615	603	- 2.0%
Closed Sales	64	64	0.0%	610	567	- 7.0%
Days on Market Until Sale	50	46	- 8.0%	45	39	- 13.3%
Median Sales Price*	\$312,500	\$273,750	- 12.4%	\$278,750	\$275,000	- 1.3%
Average Sales Price*	\$344,770	\$363,377	+ 5.4%	\$342,072	\$343,381	+ 0.4%
Percent of List Price Received*	97.2%	97.2%	0.0%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	183	161	- 12.0%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

* 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.

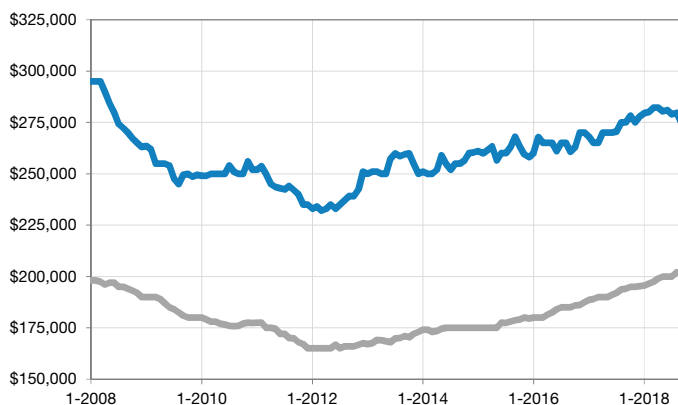
Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	17	18	+ 5.9%	193	185	- 4.1%
Pending Sales	20	14	- 30.0%	142	135	- 4.9%
Closed Sales	11	8	- 27.3%	132	128	- 3.0%
Days on Market Until Sale	37	17	- 54.1%	42	35	- 16.7%
Median Sales Price*	\$158,500	\$177,375	+ 11.9%	\$180,500	\$191,000	+ 5.8%
Average Sales Price*	\$162,536	\$183,719	+ 13.0%	\$189,011	\$196,411	+ 3.9%
Percent of List Price Received*	98.1%	96.8%	- 1.3%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	35	40	+ 14.3%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

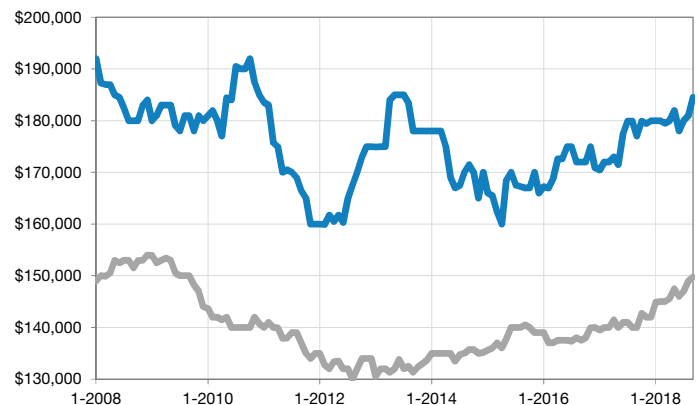
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.