

Local Market Update for September 2018

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	27	38	+ 40.7%	282	341	+ 20.9%
Pending Sales	14	22	+ 57.1%	172	189	+ 9.9%
Closed Sales	20	17	- 15.0%	168	182	+ 8.3%
Days on Market Until Sale	27	34	+ 25.9%	37	37	0.0%
Median Sales Price*	\$255,600	\$350,000	+ 36.9%	\$269,500	\$264,950	- 1.7%
Average Sales Price*	\$280,510	\$312,076	+ 11.3%	\$287,103	\$293,570	+ 2.3%
Percent of List Price Received*	97.1%	98.7%	+ 1.6%	97.7%	97.2%	- 0.5%
Inventory of Homes for Sale	79	86	+ 8.9%	--	--	--
Months Supply of Inventory	4.5	4.3	- 4.4%	--	--	--

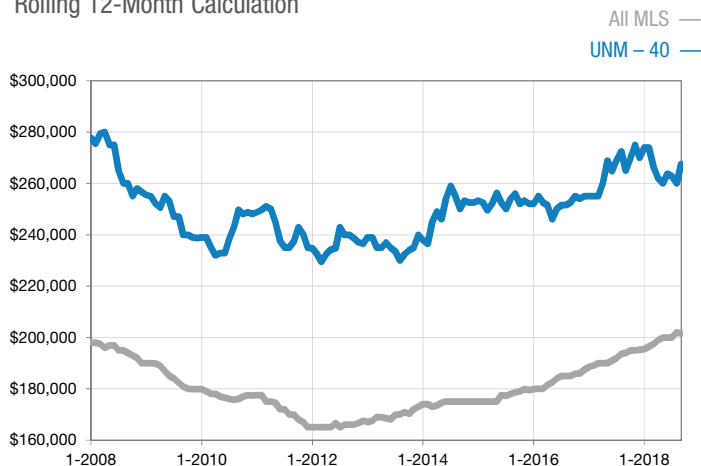
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	0	2	--	25	25	0.0%
Pending Sales	0	1	--	11	14	+ 27.3%
Closed Sales	1	1	0.0%	10	13	+ 30.0%
Days on Market Until Sale	1	4	+ 300.0%	35	61	+ 74.3%
Median Sales Price*	\$135,000	\$260,500	+ 93.0%	\$225,000	\$212,000	- 5.8%
Average Sales Price*	\$135,000	\$260,500	+ 93.0%	\$269,600	\$249,588	- 7.4%
Percent of List Price Received*	103.8%	96.8%	- 6.7%	96.8%	97.2%	+ 0.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	4.7	3.2	- 31.9%	--	--	--

* 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.

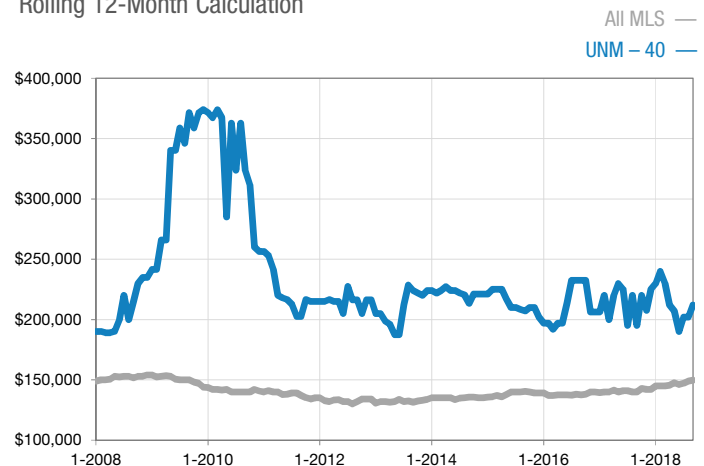
Median Sales Price - Single-Family Detached

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.