

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	147	144	- 2.0%	1,519	1,475	- 2.9%
Pending Sales	98	96	- 2.0%	999	988	- 1.1%
Closed Sales	110	100	- 9.1%	930	960	+ 3.2%
Days on Market Until Sale	40	38	- 5.0%	41	41	0.0%
Median Sales Price*	\$212,500	\$223,770	+ 5.3%	\$204,900	\$215,000	+ 4.9%
Average Sales Price*	\$226,861	\$232,146	+ 2.3%	\$228,487	\$230,502	+ 0.9%
Percent of List Price Received*	98.0%	98.6%	+ 0.6%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	392	335	- 14.5%	--	--	--
Months Supply of Inventory	3.9	3.1	- 20.5%	--	--	--

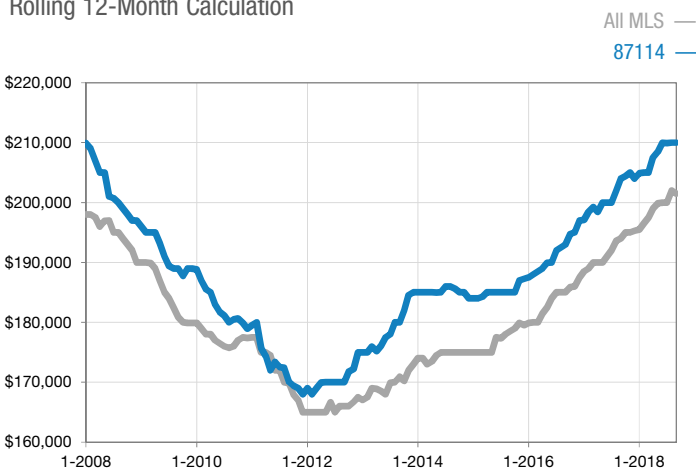
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	5	+ 150.0%	32	57	+ 78.1%
Pending Sales	1	2	+ 100.0%	23	43	+ 87.0%
Closed Sales	4	4	0.0%	26	42	+ 61.5%
Days on Market Until Sale	43	25	- 41.9%	47	29	- 38.3%
Median Sales Price*	\$102,750	\$141,000	+ 37.2%	\$101,750	\$109,900	+ 8.0%
Average Sales Price*	\$98,225	\$142,225	+ 44.8%	\$114,509	\$125,910	+ 10.0%
Percent of List Price Received*	97.3%	99.7%	+ 2.5%	97.3%	97.9%	+ 0.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

* 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.

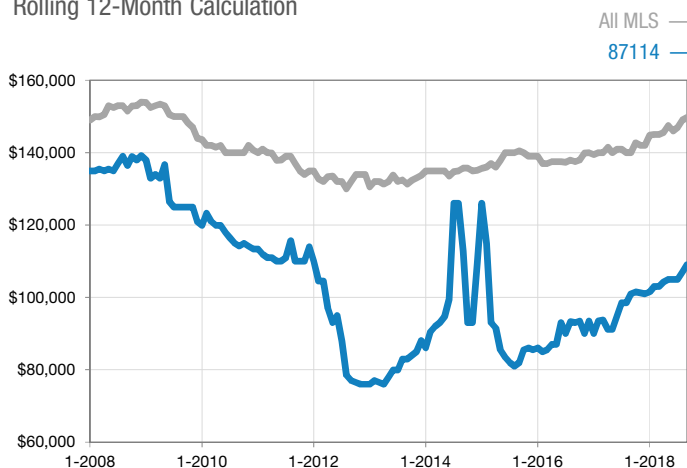
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.