

# Local Market Update for September 2018

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



## Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	22	27	+ 22.7%	225	272	+ 20.9%
Pending Sales	16	20	+ 25.0%	153	193	+ 26.1%
Closed Sales	14	17	+ 21.4%	153	180	+ 17.6%
Days on Market Until Sale	49	19	- 61.2%	35	40	+ 14.3%
Median Sales Price*	\$252,000	<b>\$244,000</b>	- 3.2%	\$234,900	<b>\$254,500</b>	+ 8.3%
Average Sales Price*	\$251,607	<b>\$280,107</b>	+ 11.3%	\$244,742	<b>\$264,111</b>	+ 7.9%
Percent of List Price Received*	99.6%	<b>96.8%</b>	- 2.8%	97.8%	<b>98.1%</b>	+ 0.3%
Inventory of Homes for Sale	55	57	+ 3.6%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

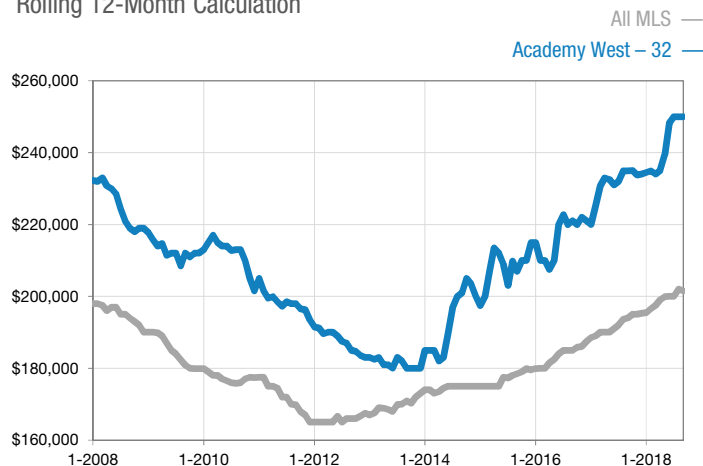
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	17	14	- 17.6%	152	125	- 17.8%
Pending Sales	15	12	- 20.0%	121	114	- 5.8%
Closed Sales	14	9	- 35.7%	116	103	- 11.2%
Days on Market Until Sale	47	25	- 46.8%	38	31	- 18.4%
Median Sales Price*	\$149,000	<b>\$139,900</b>	- 6.1%	\$147,750	<b>\$163,100</b>	+ 10.4%
Average Sales Price*	\$149,236	<b>\$150,320</b>	+ 0.7%	\$153,149	<b>\$169,704</b>	+ 10.8%
Percent of List Price Received*	97.0%	<b>95.5%</b>	- 1.5%	96.7%	<b>97.5%</b>	+ 0.8%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

\* 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.

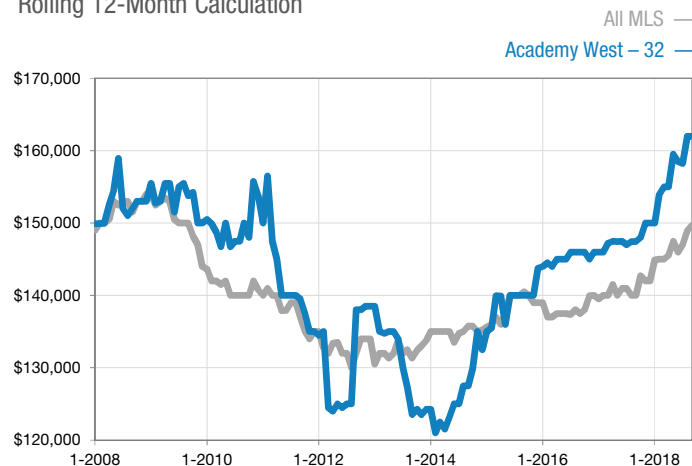
### Median Sales Price - Single-Family Detached

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.