

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	28	30	+ 7.1%	278	278	0.0%
Pending Sales	20	17	- 15.0%	180	177	- 1.7%
Closed Sales	22	24	+ 9.1%	170	177	+ 4.1%
Days on Market Until Sale	24	38	+ 58.3%	40	43	+ 7.5%
Median Sales Price*	\$255,600	\$325,000	+ 27.2%	\$247,450	\$260,000	+ 5.1%
Average Sales Price*	\$278,191	\$304,950	+ 9.6%	\$265,578	\$272,161	+ 2.5%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	70	60	- 14.3%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--

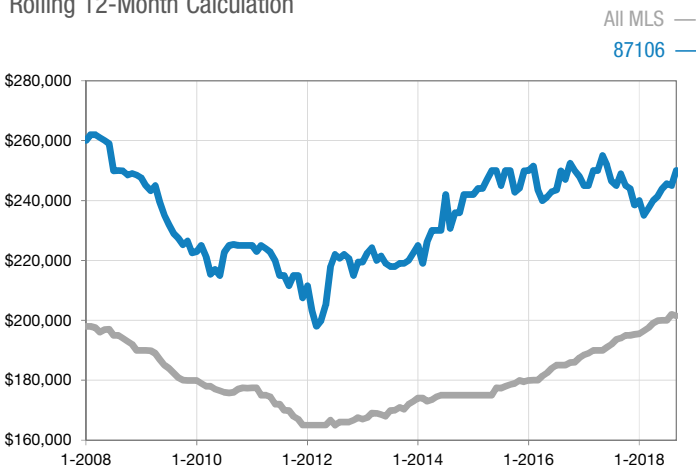
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	6	+ 200.0%	41	52	+ 26.8%
Pending Sales	2	3	+ 50.0%	20	28	+ 40.0%
Closed Sales	2	5	+ 150.0%	18	27	+ 50.0%
Days on Market Until Sale	47	15	- 68.1%	50	48	- 4.0%
Median Sales Price*	\$238,500	\$195,000	- 18.2%	\$187,500	\$195,000	+ 4.0%
Average Sales Price*	\$238,500	\$175,266	- 26.5%	\$198,575	\$201,640	+ 1.5%
Percent of List Price Received*	100.8%	96.9%	- 3.9%	94.6%	96.6%	+ 2.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	4.8	5.0	+ 4.2%	--	--	--

* 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.

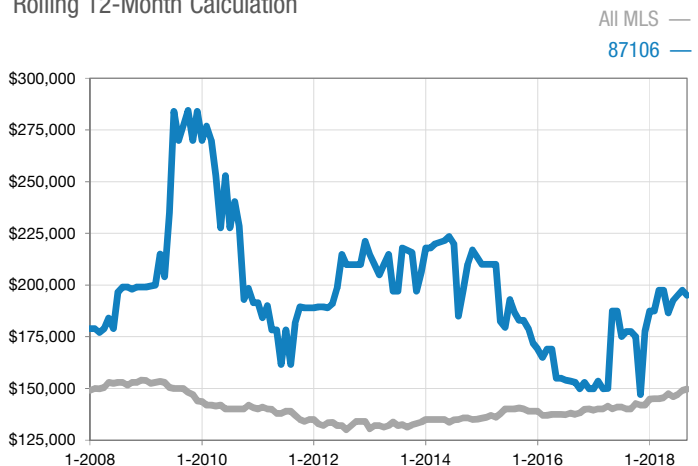
Median Sales Price - Single-Family Detached

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.