

Local Market Update for September 2018

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



UNM South – 42

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

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	32	24	- 25.0%	274	262	- 4.4%
Pending Sales	19	12	- 36.8%	174	159	- 8.6%
Closed Sales	15	20	+ 33.3%	158	159	+ 0.6%
Days on Market Until Sale	23	38	+ 65.2%	43	50	+ 16.3%
Median Sales Price*	\$275,000	\$243,500	- 11.5%	\$213,750	\$235,000	+ 9.9%
Average Sales Price*	\$324,100	\$255,370	- 21.2%	\$242,644	\$255,056	+ 5.1%
Percent of List Price Received*	99.8%	96.8%	- 3.0%	97.6%	96.3%	- 1.3%
Inventory of Homes for Sale	73	64	- 12.3%	--	--	--
Months Supply of Inventory	4.2	3.8	- 9.5%	--	--	--

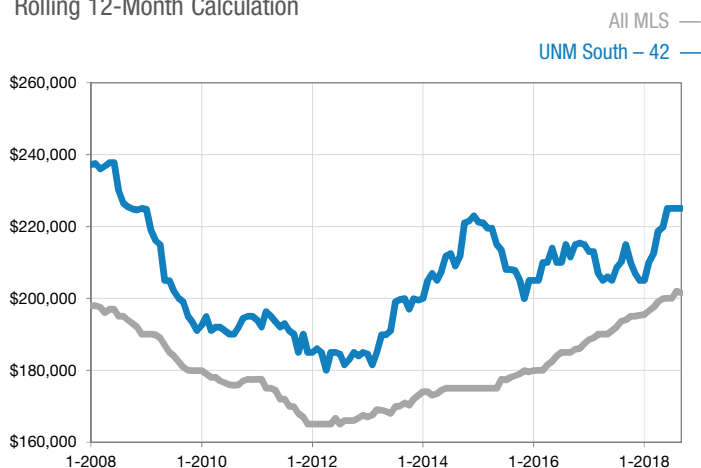
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	8	5	- 37.5%	28	59	+ 110.7%
Pending Sales	4	2	- 50.0%	18	32	+ 77.8%
Closed Sales	1	3	+ 200.0%	14	35	+ 150.0%
Days on Market Until Sale	92	17	- 81.5%	53	55	+ 3.8%
Median Sales Price*	\$342,000	\$185,880	- 45.6%	\$128,550	\$320,000	+ 148.9%
Average Sales Price*	\$342,000	\$140,277	- 59.0%	\$151,668	\$272,404	+ 79.6%
Percent of List Price Received*	97.7%	97.2%	- 0.5%	92.2%	99.0%	+ 7.4%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

* 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.

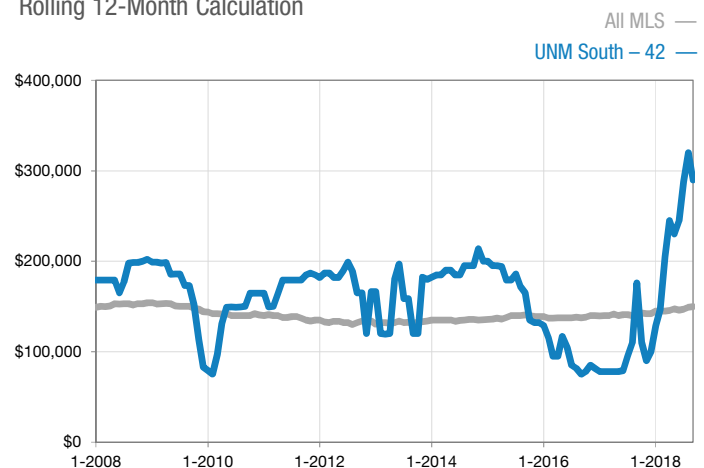
Median Sales Price - Single-Family Detached

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.