

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	37	45	+ 21.6%	610	549	- 10.0%
Pending Sales	31	28	- 9.7%	381	424	+ 11.3%
Closed Sales	38	50	+ 31.6%	371	418	+ 12.7%
Days on Market Until Sale	46	49	+ 6.5%	43	42	- 2.3%
Median Sales Price*	\$202,750	\$230,000	+ 13.4%	\$192,500	\$208,000	+ 8.1%
Average Sales Price*	\$232,104	\$232,426	+ 0.1%	\$216,655	\$229,015	+ 5.7%
Percent of List Price Received*	97.2%	98.2%	+ 1.0%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	152	115	- 24.3%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--

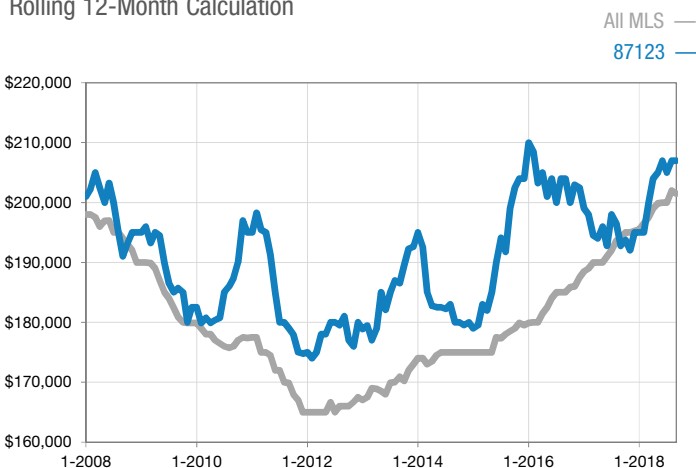
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	16	6	- 62.5%	167	110	- 34.1%
Pending Sales	7	10	+ 42.9%	69	99	+ 43.5%
Closed Sales	6	9	+ 50.0%	63	96	+ 52.4%
Days on Market Until Sale	107	85	- 20.6%	40	77	+ 92.5%
Median Sales Price*	\$157,500	\$160,000	+ 1.6%	\$150,000	\$165,225	+ 10.2%
Average Sales Price*	\$154,000	\$164,800	+ 7.0%	\$154,603	\$177,319	+ 14.7%
Percent of List Price Received*	96.7%	98.2%	+ 1.6%	97.6%	98.2%	+ 0.6%
Inventory of Homes for Sale	51	34	- 33.3%	--	--	--
Months Supply of Inventory	6.8	3.3	- 51.5%	--	--	--

* 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.

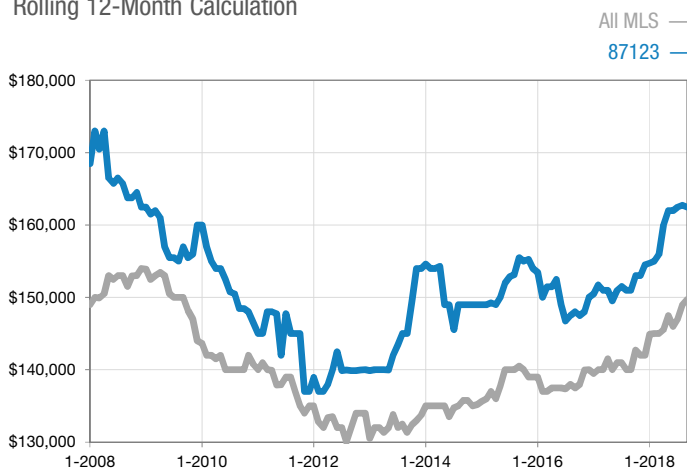
Median Sales Price - Single-Family Detached

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.