

Local Market Update for September 2018

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte 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	49	54	+ 10.2%	499	496	- 0.6%
Pending Sales	21	29	+ 38.1%	303	328	+ 8.3%
Closed Sales	43	28	- 34.9%	290	317	+ 9.3%
Days on Market Until Sale	38	38	0.0%	40	40	0.0%
Median Sales Price*	\$228,000	\$219,750	- 3.6%	\$220,500	\$229,000	+ 3.9%
Average Sales Price*	\$239,743	\$235,389	- 1.8%	\$235,035	\$238,631	+ 1.5%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	128	112	- 12.5%	--	--	--
Months Supply of Inventory	4.1	3.3	- 19.5%	--	--	--

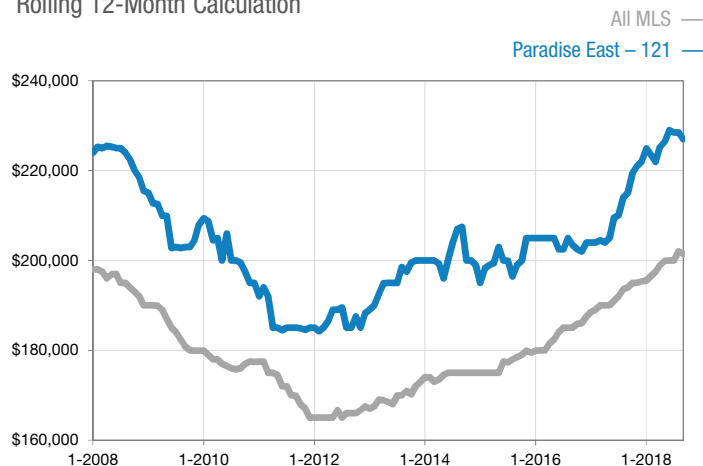
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	2	4	+ 100.0%	29	45	+ 55.2%
Pending Sales	1	2	+ 100.0%	22	35	+ 59.1%
Closed Sales	4	3	- 25.0%	25	36	+ 44.0%
Days on Market Until Sale	43	16	- 62.8%	49	27	- 44.9%
Median Sales Price*	\$102,750	\$118,000	+ 14.8%	\$101,500	\$108,750	+ 7.1%
Average Sales Price*	\$98,225	\$131,667	+ 34.0%	\$112,210	\$111,925	- 0.3%
Percent of List Price Received*	97.3%	99.8%	+ 2.6%	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--

* 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.

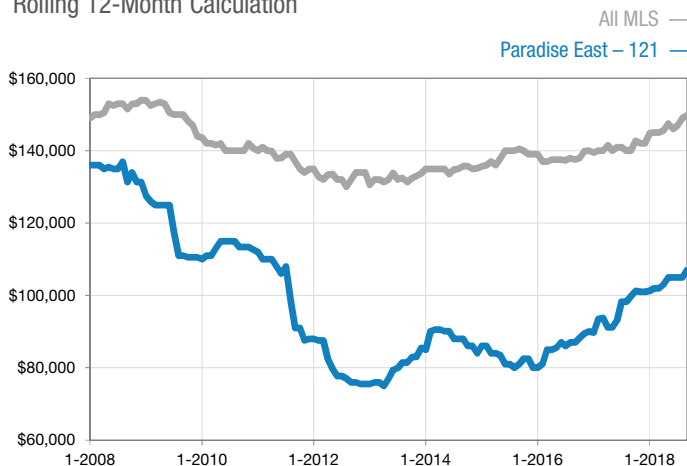
Median Sales Price - Single-Family Detached

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.