

Local Market Update for September 2018

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	84	85	+ 1.2%	925	902	- 2.5%
Pending Sales	49	70	+ 42.9%	578	619	+ 7.1%
Closed Sales	64	59	- 7.8%	559	573	+ 2.5%
Days on Market Until Sale	50	39	- 22.0%	51	50	- 2.0%
Median Sales Price*	\$230,250	\$215,000	- 6.6%	\$225,000	\$230,000	+ 2.2%
Average Sales Price*	\$262,484	\$236,820	- 9.8%	\$244,260	\$252,560	+ 3.4%
Percent of List Price Received*	97.5%	98.2%	+ 0.7%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	260	205	- 21.2%	--	--	--
Months Supply of Inventory	4.4	3.2	- 27.3%	--	--	--

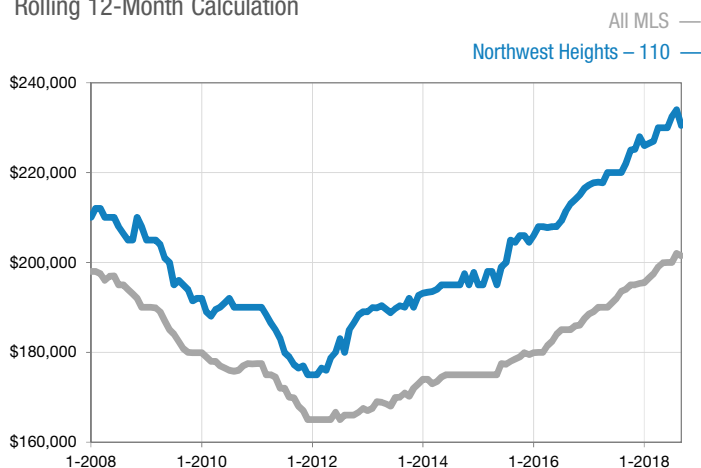
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	September			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 9-2017	Thru 9-2018	Percent Change
New Listings	5	5	0.0%	49	51	+ 4.1%
Pending Sales	5	5	0.0%	28	40	+ 42.9%
Closed Sales	3	3	0.0%	28	37	+ 32.1%
Days on Market Until Sale	59	13	- 78.0%	33	29	- 12.1%
Median Sales Price*	\$121,000	\$102,500	- 15.3%	\$132,250	\$150,000	+ 13.4%
Average Sales Price*	\$206,167	\$103,383	- 49.9%	\$174,491	\$171,045	- 2.0%
Percent of List Price Received*	96.2%	100.2%	+ 4.2%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--

* 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.

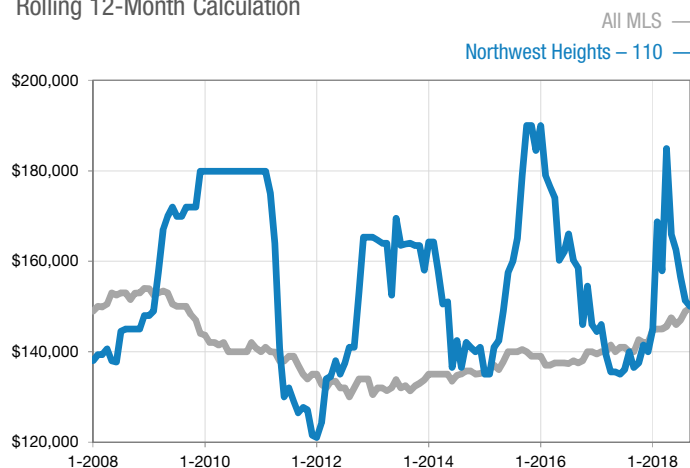
Median Sales Price - Single-Family Detached

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.