

Local Market Update for October 2018

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	29	34	+ 17.2%	408	453	+ 11.0%
Pending Sales	29	35	+ 20.7%	296	336	+ 13.5%
Closed Sales	18	34	+ 88.9%	292	319	+ 9.2%
Days on Market Until Sale	20	66	+ 230.0%	34	39	+ 14.7%
Median Sales Price*	\$250,500	\$245,000	- 2.2%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$255,259	\$251,132	- 1.6%	\$257,752	\$267,950	+ 4.0%
Percent of List Price Received*	96.3%	97.7%	+ 1.5%	97.8%	98.2%	+ 0.4%
Inventory of Homes for Sale	61	81	+ 32.8%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

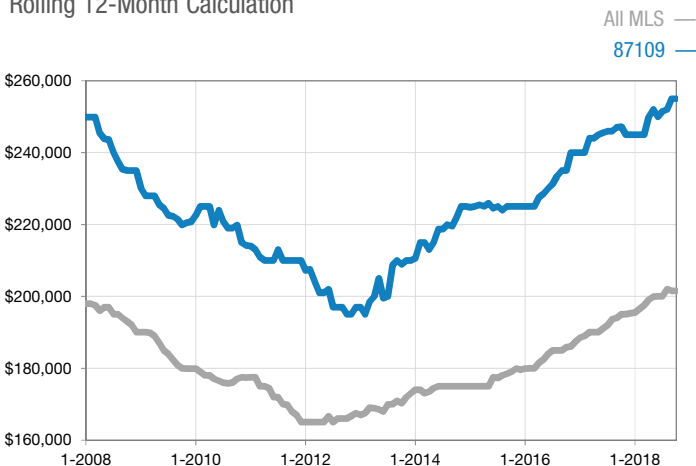
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	19	11	- 42.1%	186	154	- 17.2%
Pending Sales	14	11	- 21.4%	144	137	- 4.9%
Closed Sales	18	18	0.0%	143	133	- 7.0%
Days on Market Until Sale	41	47	+ 14.6%	38	35	- 7.9%
Median Sales Price*	\$156,500	\$126,750	- 19.0%	\$150,000	\$163,000	+ 8.7%
Average Sales Price*	\$175,207	\$130,418	- 25.6%	\$155,737	\$162,624	+ 4.4%
Percent of List Price Received*	98.9%	95.9%	- 3.0%	97.1%	97.2%	+ 0.1%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

* 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.

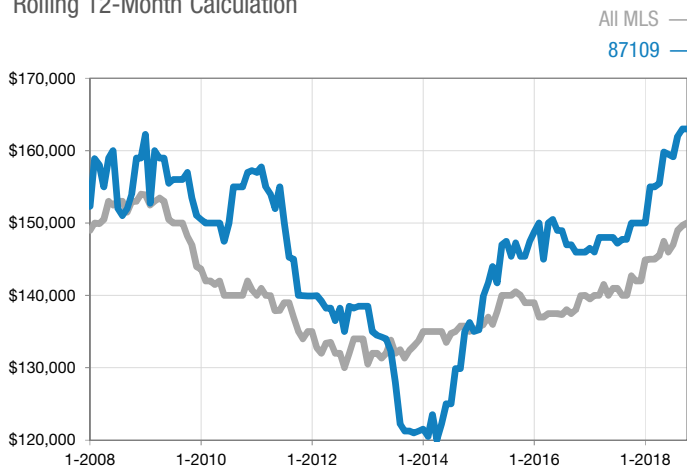
Median Sales Price - Single-Family Detached

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.