

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	156	139	- 10.9%	1,675	1,615	- 3.6%
Pending Sales	119	108	- 9.2%	1,118	1,080	- 3.4%
Closed Sales	114	93	- 18.4%	1,044	1,053	+ 0.9%
Days on Market Until Sale	40	34	- 15.0%	41	41	0.0%
Median Sales Price*	\$200,450	\$217,500	+ 8.5%	\$204,000	\$215,000	+ 5.4%
Average Sales Price*	\$219,350	\$234,764	+ 7.0%	\$227,489	\$230,849	+ 1.5%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	374	323	- 13.6%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--

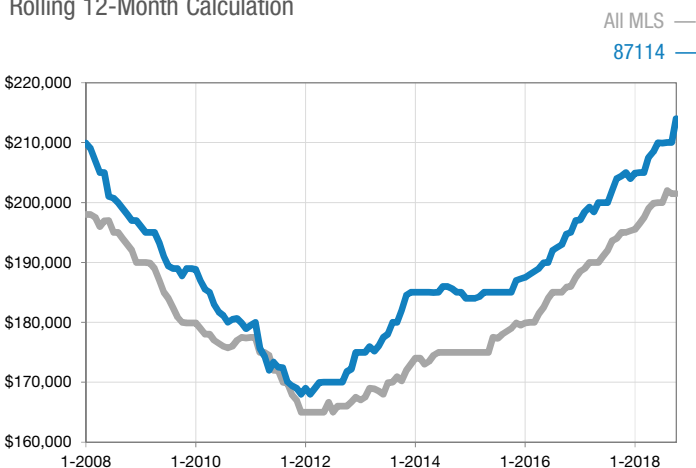
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	3	+ 50.0%	34	60	+ 76.5%
Pending Sales	3	3	0.0%	26	45	+ 73.1%
Closed Sales	1	3	+ 200.0%	27	45	+ 66.7%
Days on Market Until Sale	47	39	- 17.0%	47	30	- 36.2%
Median Sales Price*	\$90,500	\$172,500	+ 90.6%	\$101,500	\$110,000	+ 8.4%
Average Sales Price*	\$90,500	\$183,833	+ 103.1%	\$113,620	\$129,771	+ 14.2%
Percent of List Price Received*	96.8%	99.3%	+ 2.6%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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.

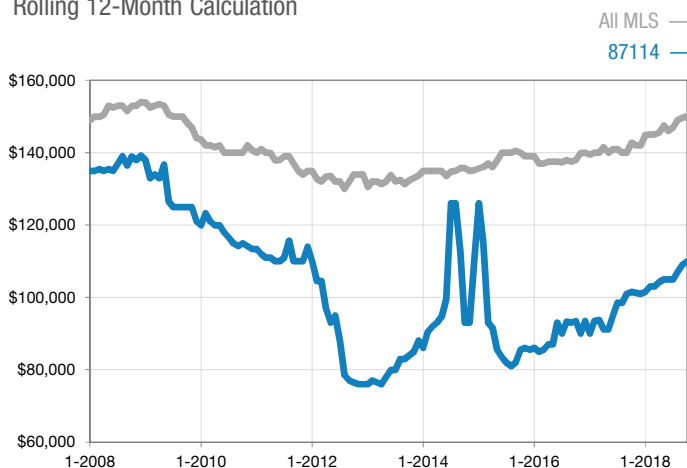
Median Sales Price - Single-Family Detached

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.