

# Local Market Update for October 2018

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



## Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	22	19	- 13.6%	310	290	- 6.5%
Pending Sales	12	23	+ 91.7%	198	223	+ 12.6%
Closed Sales	12	14	+ 16.7%	197	209	+ 6.1%
Days on Market Until Sale	55	24	- 56.4%	38	42	+ 10.5%
Median Sales Price*	\$212,500	\$155,000	- 27.1%	\$180,000	\$196,000	+ 8.9%
Average Sales Price*	\$201,325	\$178,171	- 11.5%	\$184,205	\$204,487	+ 11.0%
Percent of List Price Received*	99.3%	97.7%	- 1.6%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	70	44	- 37.1%	--	--	--
Months Supply of Inventory	3.9	2.1	- 46.2%	--	--	--

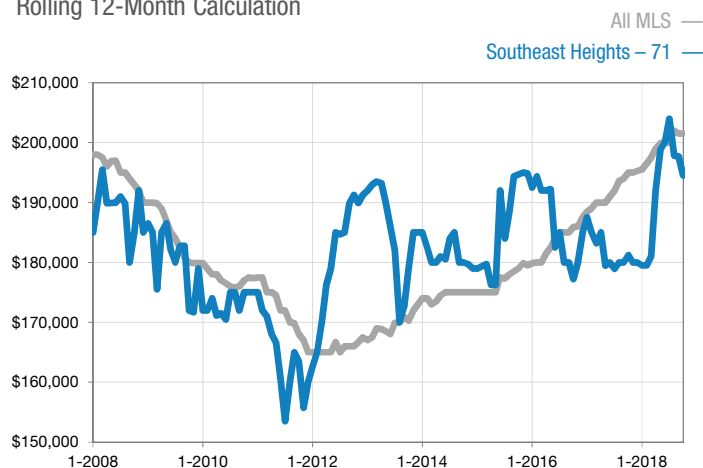
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	8	7	- 12.5%	118	61	- 48.3%
Pending Sales	5	1	- 80.0%	32	56	+ 75.0%
Closed Sales	2	2	0.0%	28	55	+ 96.4%
Days on Market Until Sale	32	51	+ 59.4%	37	99	+ 167.6%
Median Sales Price*	\$104,000	\$103,750	- 0.2%	\$119,000	\$171,000	+ 43.7%
Average Sales Price*	\$104,000	\$103,750	- 0.2%	\$129,991	\$167,583	+ 28.9%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	97.3%	98.4%	+ 1.1%
Inventory of Homes for Sale	39	25	- 35.9%	--	--	--
Months Supply of Inventory	12.3	4.8	- 61.0%	--	--	--

\* 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.

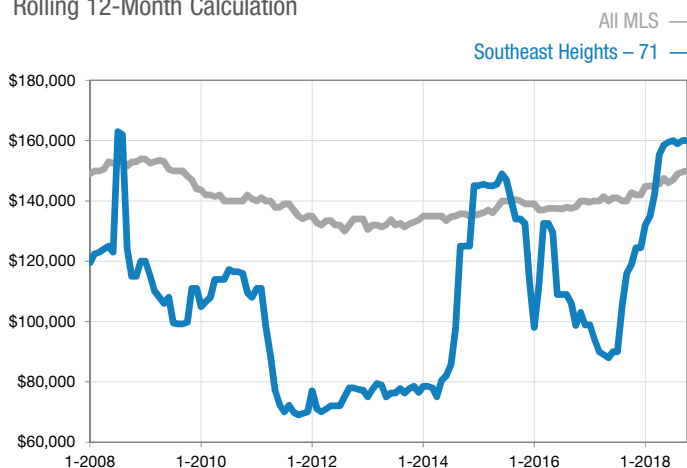
### Median Sales Price - Single-Family Detached

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.