

# Local Market Update for October 2018

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



## Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

### Single-Family Detached

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	11	22	+ 100.0%	183	196	+ 7.1%
Pending Sales	12	12	0.0%	125	143	+ 14.4%
Closed Sales	15	11	- 26.7%	128	128	0.0%
Days on Market Until Sale	53	33	- 37.7%	59	45	- 23.7%
Median Sales Price*	\$165,000	\$153,000	- 7.3%	\$158,500	\$167,000	+ 5.4%
Average Sales Price*	\$180,308	\$151,650	- 15.9%	\$160,596	\$166,147	+ 3.5%
Percent of List Price Received*	97.0%	95.1%	- 2.0%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	51	38	- 25.5%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--

\* 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.

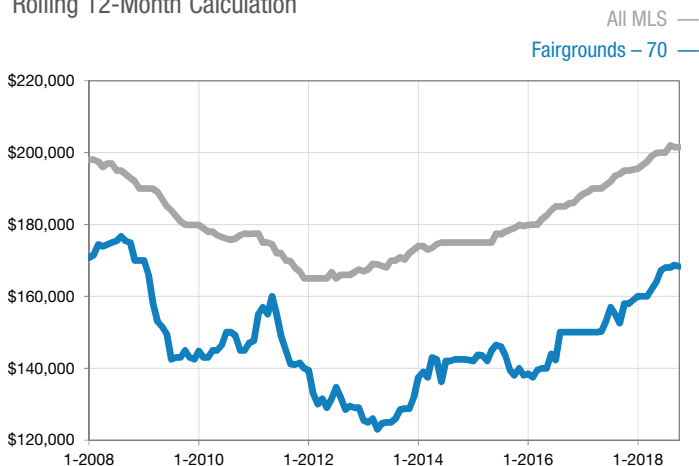
### Single-Family Attached

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	2	0.0%	14	9	- 35.7%
Pending Sales	0	0	0.0%	6	6	0.0%
Closed Sales	0	0	0.0%	6	7	+ 16.7%
Days on Market Until Sale	--	--	--	33	67	+ 103.0%
Median Sales Price*	--	--	--	\$108,515	\$145,000	+ 33.6%
Average Sales Price*	--	--	--	\$107,905	\$134,200	+ 24.4%
Percent of List Price Received*	--	--	--	91.5%	96.7%	+ 5.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

\* 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.

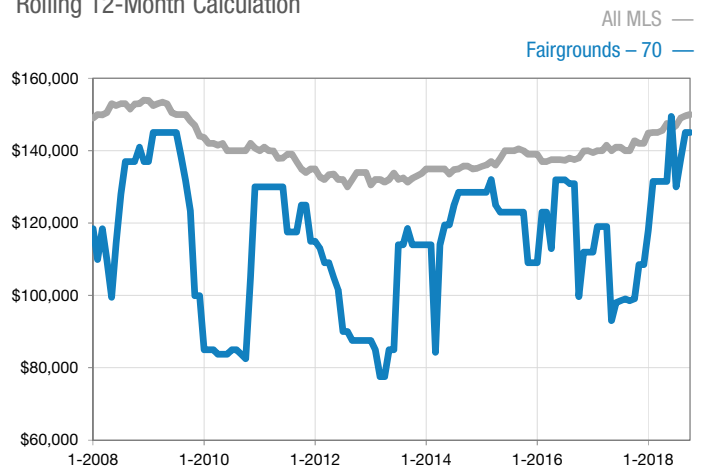
### Median Sales Price - Single-Family Detached

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.