

Local Market Update for October 2018

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



Las Maravillas, Cypress Gardens – 721

North of S Rio del Oro Loop, South of Rio del Oro Loop Subdivision, East of El Cerro Loop, West of Manzano Expy, Includes Las Maravillas

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	24	15	- 37.5%	132	147	+ 11.4%
Pending Sales	7	13	+ 85.7%	97	123	+ 26.8%
Closed Sales	14	15	+ 7.1%	95	116	+ 22.1%
Days on Market Until Sale	28	40	+ 42.9%	51	43	- 15.7%
Median Sales Price*	\$134,950	\$135,000	+ 0.0%	\$125,000	\$134,495	+ 7.6%
Average Sales Price*	\$128,229	\$124,816	- 2.7%	\$123,768	\$135,864	+ 9.8%
Percent of List Price Received*	97.6%	93.8%	- 3.9%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	35	26	- 25.7%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

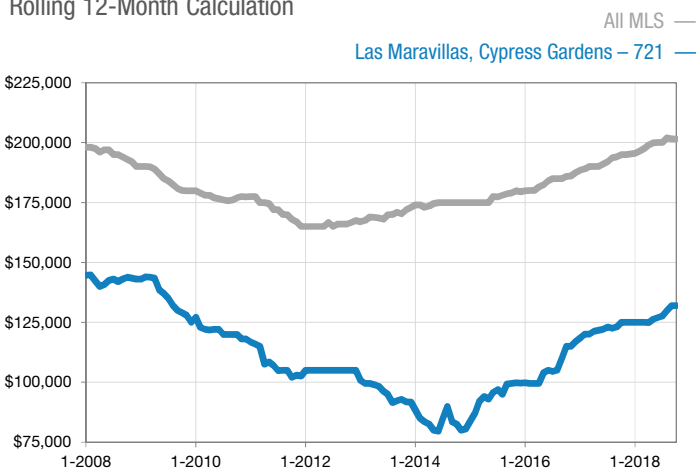
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

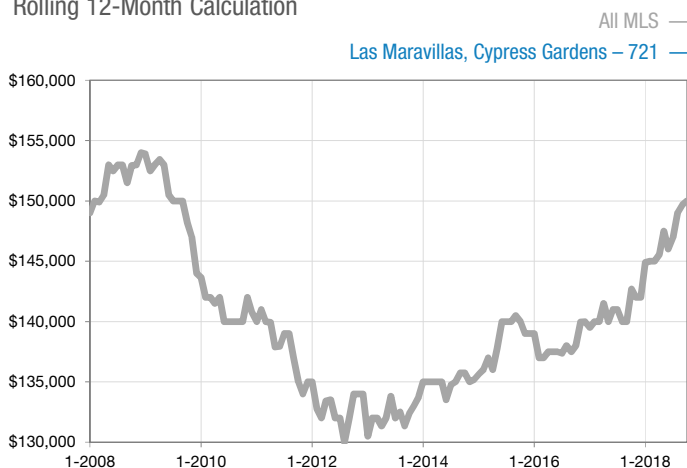
Median Sales Price - Single-Family Detached

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.