

Local Market Update for October 2018

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



87002

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	20	20	0.0%	246	249	+ 1.2%
Pending Sales	18	19	+ 5.6%	156	159	+ 1.9%
Closed Sales	17	17	0.0%	145	154	+ 6.2%
Days on Market Until Sale	93	51	- 45.2%	90	70	- 22.2%
Median Sales Price*	\$125,000	\$115,000	- 8.0%	\$115,000	\$125,000	+ 8.7%
Average Sales Price*	\$135,441	\$140,601	+ 3.8%	\$129,521	\$132,405	+ 2.2%
Percent of List Price Received*	94.9%	94.1%	- 0.8%	96.7%	96.6%	- 0.1%
Inventory of Homes for Sale	112	92	- 17.9%	--	--	--
Months Supply of Inventory	7.6	5.9	- 22.4%	--	--	--

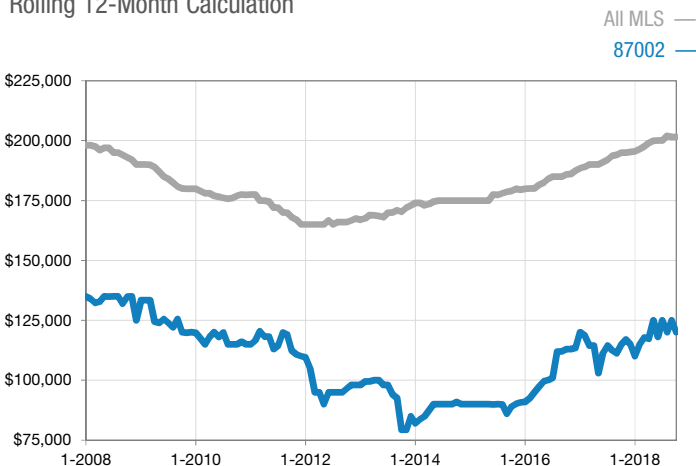
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	1	1	0.0%	24	26	+ 8.3%
Pending Sales	3	2	- 33.3%	23	18	- 21.7%
Closed Sales	0	2	--	20	18	- 10.0%
Days on Market Until Sale	--	34	--	100	67	- 33.0%
Median Sales Price*	--	\$109,250	--	\$91,550	\$95,250	+ 4.0%
Average Sales Price*	--	\$109,250	--	\$87,546	\$89,558	+ 2.3%
Percent of List Price Received*	--	92.6%	--	94.6%	93.9%	- 0.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

* 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.

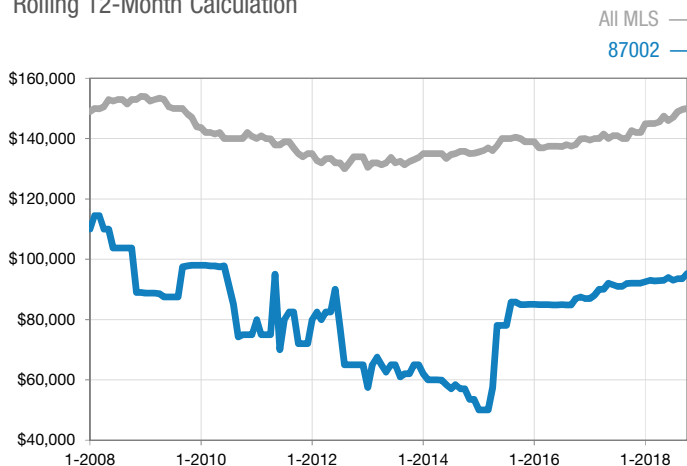
Median Sales Price - Single-Family Detached

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.