

Local Market Update for October 2018

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	82	87	+ 6.1%	1,075	1,042	- 3.1%
Pending Sales	76	82	+ 7.9%	798	842	+ 5.5%
Closed Sales	78	70	- 10.3%	790	803	+ 1.6%
Days on Market Until Sale	30	36	+ 20.0%	38	36	- 5.3%
Median Sales Price*	\$175,500	\$186,000	+ 6.0%	\$168,500	\$179,900	+ 6.8%
Average Sales Price*	\$179,238	\$192,055	+ 7.2%	\$173,455	\$186,970	+ 7.8%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	205	150	- 26.8%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--

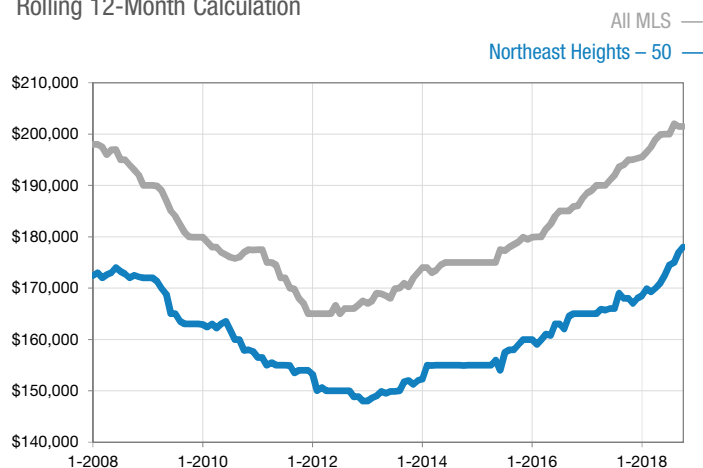
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	13	9	- 30.8%	119	114	- 4.2%
Pending Sales	8	8	0.0%	81	82	+ 1.2%
Closed Sales	5	8	+ 60.0%	79	81	+ 2.5%
Days on Market Until Sale	17	44	+ 158.8%	39	39	0.0%
Median Sales Price*	\$174,000	\$168,500	- 3.2%	\$147,000	\$161,000	+ 9.5%
Average Sales Price*	\$139,400	\$169,813	+ 21.8%	\$145,929	\$159,179	+ 9.1%
Percent of List Price Received*	93.8%	97.0%	+ 3.4%	98.2%	97.5%	- 0.7%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

* 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.

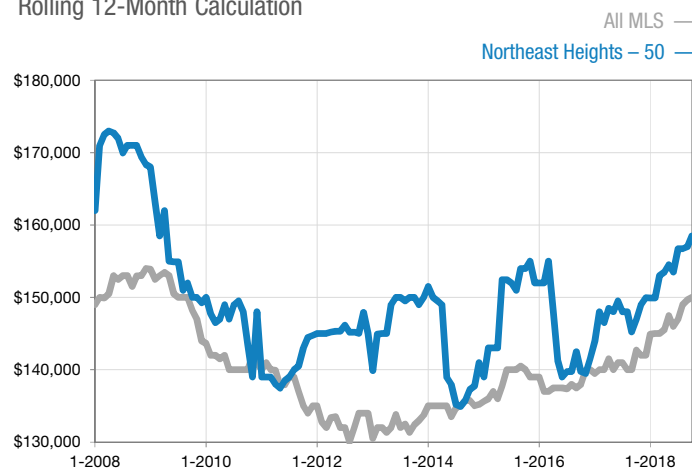
Median Sales Price - Single-Family Detached

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.