

Local Market Update for October 2018

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



87111

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	67	68	+ 1.5%	940	888	- 5.5%
Pending Sales	46	61	+ 32.6%	661	654	- 1.1%
Closed Sales	50	56	+ 12.0%	660	623	- 5.6%
Days on Market Until Sale	36	39	+ 8.3%	44	39	- 11.4%
Median Sales Price*	\$309,000	\$284,950	- 7.8%	\$279,900	\$279,500	- 0.1%
Average Sales Price*	\$357,962	\$335,077	- 6.4%	\$343,276	\$342,635	- 0.2%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	171	150	- 12.3%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--

* 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.

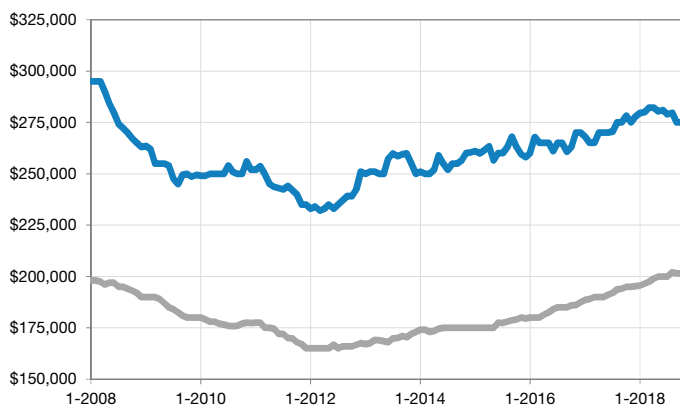
Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	16	25	+ 56.3%	209	210	+ 0.5%
Pending Sales	14	24	+ 71.4%	156	157	+ 0.6%
Closed Sales	18	19	+ 5.6%	150	147	- 2.0%
Days on Market Until Sale	56	36	- 35.7%	44	35	- 20.5%
Median Sales Price*	\$189,750	\$189,000	- 0.4%	\$181,500	\$190,000	+ 4.7%
Average Sales Price*	\$194,833	\$198,695	+ 2.0%	\$189,709	\$196,706	+ 3.7%
Percent of List Price Received*	97.8%	97.6%	- 0.2%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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

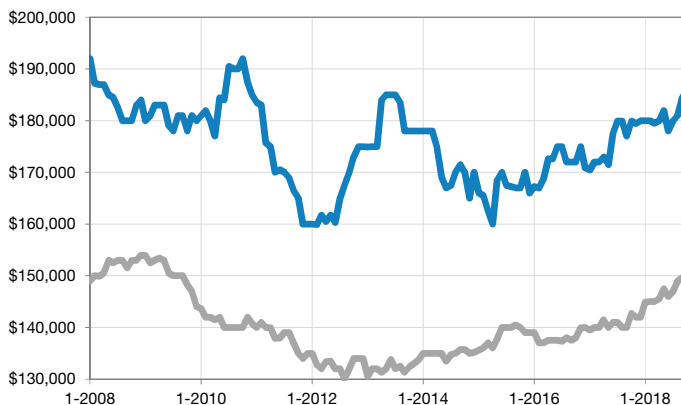
All MLS —
87111 —



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
87111 —



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.