

Local Market Update for October 2018

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	95	119	+ 25.3%	1,131	1,279	+ 13.1%
Pending Sales	73	105	+ 43.8%	831	947	+ 14.0%
Closed Sales	72	95	+ 31.9%	833	897	+ 7.7%
Days on Market Until Sale	34	37	+ 8.8%	48	37	- 22.9%
Median Sales Price*	\$164,950	\$179,000	+ 8.5%	\$182,500	\$190,000	+ 4.1%
Average Sales Price*	\$185,642	\$209,637	+ 12.9%	\$208,861	\$216,469	+ 3.6%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.4%	98.6%	+ 0.2%
Inventory of Homes for Sale	208	213	+ 2.4%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

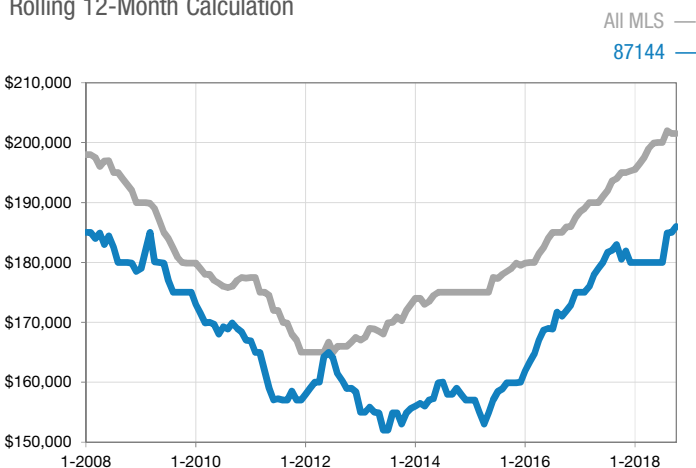
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	1	--	0	2	--
Pending Sales	0	1	--	0	1	--
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	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

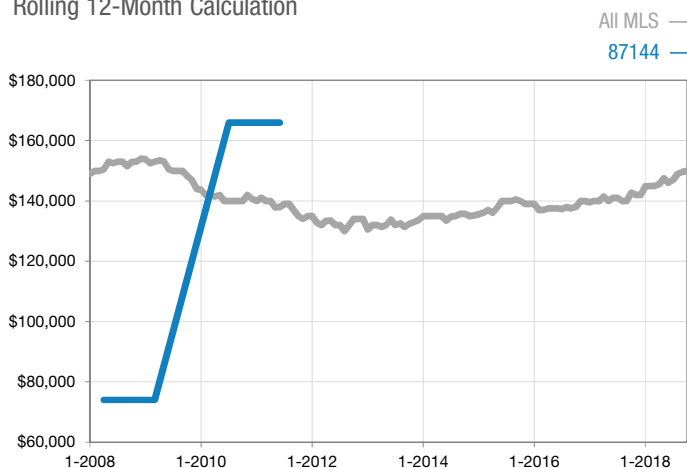
Median Sales Price - Single-Family Detached

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.