

# Local Market Update for October 2018

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



## 87122

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	36	37	+ 2.8%	501	457	- 8.8%
Pending Sales	25	20	- 20.0%	297	268	- 9.8%
Closed Sales	28	11	- 60.7%	286	260	- 9.1%
Days on Market Until Sale	30	64	+ 113.3%	48	49	+ 2.1%
Median Sales Price*	\$432,500	<b>\$415,000</b>	- 4.0%	\$444,500	<b>\$485,000</b>	+ 9.1%
Average Sales Price*	\$483,267	<b>\$458,673</b>	- 5.1%	\$499,228	<b>\$523,891</b>	+ 4.9%
Percent of List Price Received*	97.3%	<b>99.2%</b>	+ 2.0%	97.5%	<b>97.9%</b>	+ 0.4%
Inventory of Homes for Sale	120	110	- 8.3%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--

\* 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.

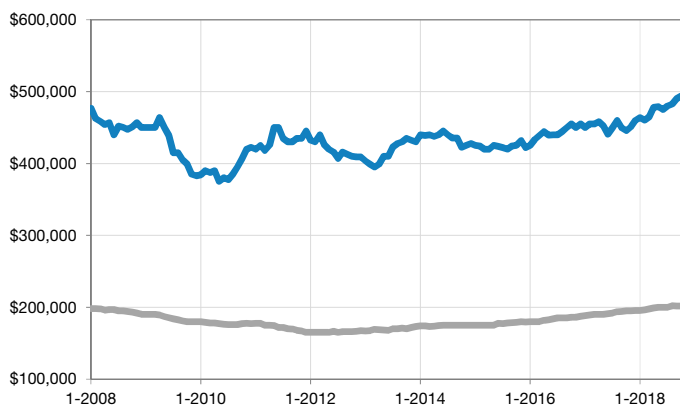
Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	4	2	- 50.0%	21	19	- 9.5%
Pending Sales	2	3	+ 50.0%	13	10	- 23.1%
Closed Sales	1	3	+ 200.0%	11	8	- 27.3%
Days on Market Until Sale	8	20	+ 150.0%	26	39	+ 50.0%
Median Sales Price*	\$326,000	<b>\$204,000</b>	- 37.4%	\$255,000	<b>\$233,250</b>	- 8.5%
Average Sales Price*	\$326,000	<b>\$237,550</b>	- 27.1%	\$267,909	<b>\$237,331</b>	- 11.4%
Percent of List Price Received*	96.3%	<b>94.8%</b>	- 1.6%	97.1%	<b>96.6%</b>	- 0.5%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--

\* 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.

### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

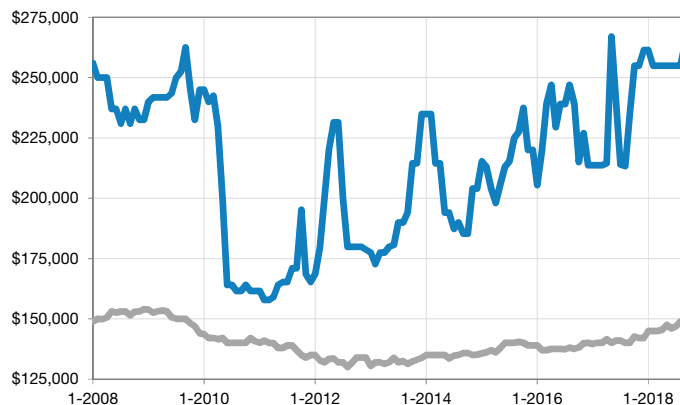
All MLS —  
87122 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87122 —



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.