

# Local Market Update for October 2018

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



## East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	4	5	+ 25.0%	74	74	0.0%
Pending Sales	3	4	+ 33.3%	39	42	+ 7.7%
Closed Sales	8	3	- 62.5%	41	37	- 9.8%
Days on Market Until Sale	85	121	+ 42.4%	78	45	- 42.3%
Median Sales Price*	\$222,500	<b>\$215,000</b>	- 3.4%	\$193,000	<b>\$240,000</b>	+ 24.4%
Average Sales Price*	\$210,575	<b>\$210,333</b>	- 0.1%	\$201,043	<b>\$252,532</b>	+ 25.6%
Percent of List Price Received*	97.3%	<b>98.7%</b>	+ 1.4%	96.9%	<b>97.4%</b>	+ 0.5%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	6.7	5.5	- 17.9%	--	--	--

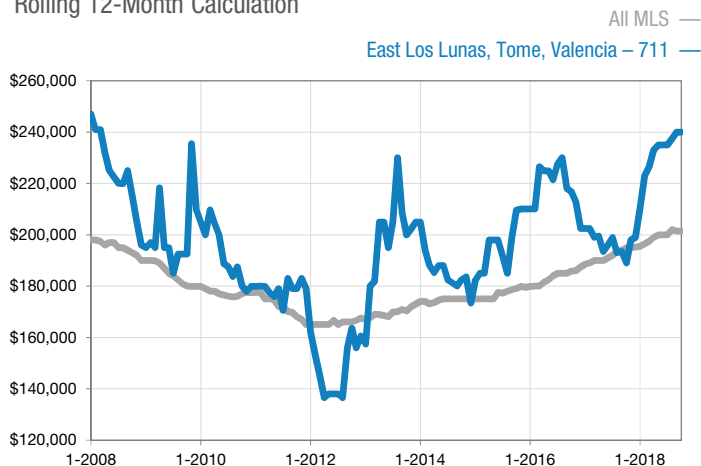
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
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	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

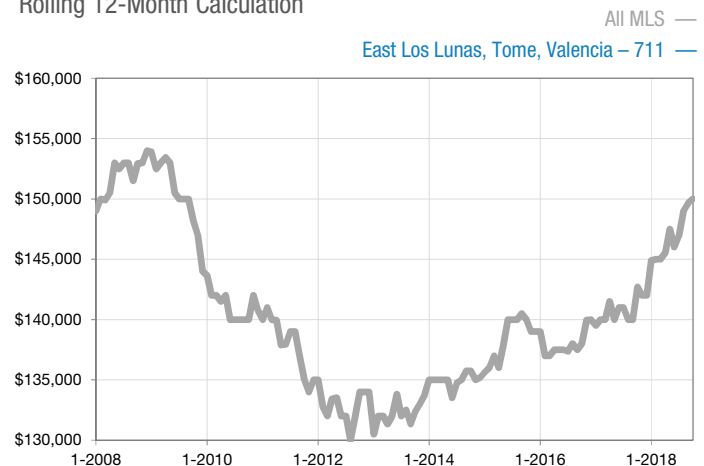
### Median Sales Price - Single-Family Detached

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.