

Local Market Update for October 2018

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	7	1	- 85.7%	55	31	- 43.6%
Pending Sales	4	3	- 25.0%	34	22	- 35.3%
Closed Sales	5	6	+ 20.0%	31	22	- 29.0%
Days on Market Until Sale	69	27	- 60.9%	60	54	- 10.0%
Median Sales Price*	\$462,000	\$360,000	- 22.1%	\$431,000	\$385,000	- 10.7%
Average Sales Price*	\$452,500	\$344,583	- 23.8%	\$488,553	\$460,950	- 5.6%
Percent of List Price Received*	96.7%	97.9%	+ 1.2%	96.5%	96.9%	+ 0.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

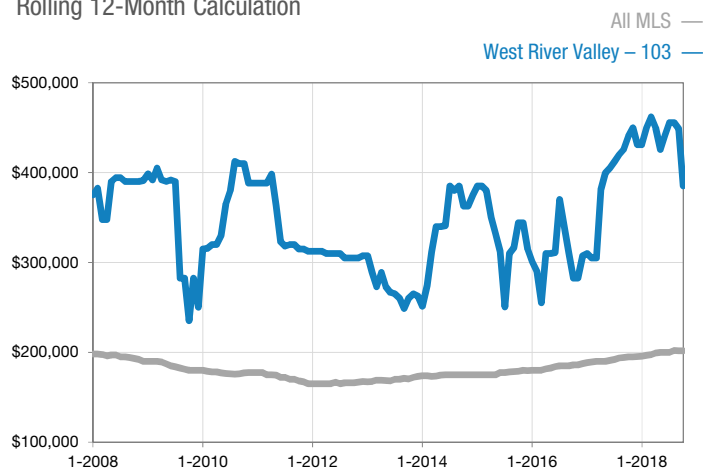
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	--	3	4	+ 33.3%
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	50	54	+ 8.0%
Median Sales Price*	--	--	--	\$198,750	\$220,000	+ 10.7%
Average Sales Price*	--	--	--	\$198,750	\$220,000	+ 10.7%
Percent of List Price Received*	--	--	--	94.8%	97.6%	+ 3.0%
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.

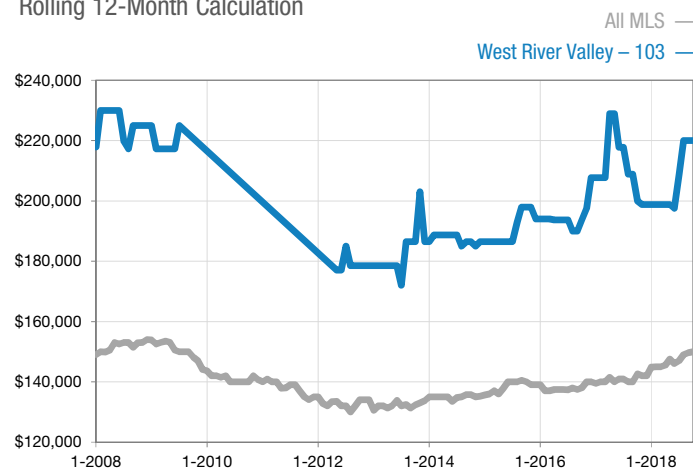
Median Sales Price - Single-Family Detached

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.