

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	34	38	+ 11.8%	432	441	+ 2.1%
Pending Sales	21	30	+ 42.9%	270	292	+ 8.1%
Closed Sales	19	20	+ 5.3%	263	272	+ 3.4%
Days on Market Until Sale	57	29	- 49.1%	48	45	- 6.3%
Median Sales Price*	\$185,000	\$200,250	+ 8.2%	\$160,000	\$177,000	+ 10.6%
Average Sales Price*	\$200,416	\$208,903	+ 4.2%	\$184,224	\$204,766	+ 11.2%
Percent of List Price Received*	96.6%	96.5%	- 0.1%	97.8%	97.2%	- 0.6%
Inventory of Homes for Sale	112	89	- 20.5%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--

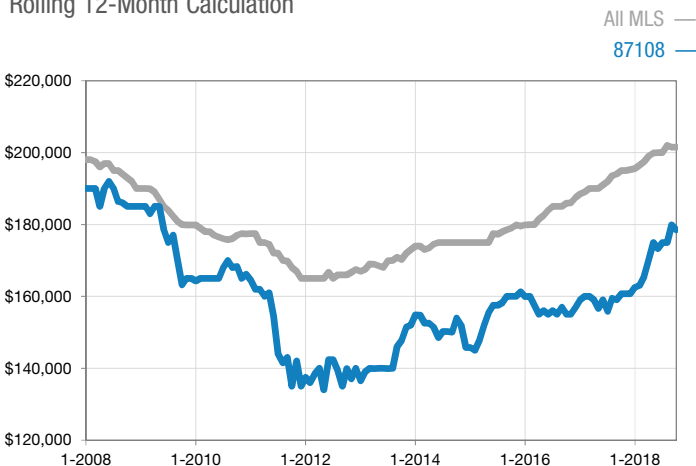
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	6	11	+ 83.3%	50	65	+ 30.0%
Pending Sales	2	0	- 100.0%	25	33	+ 32.0%
Closed Sales	3	1	- 66.7%	24	39	+ 62.5%
Days on Market Until Sale	65	77	+ 18.5%	46	56	+ 21.7%
Median Sales Price*	\$60,000	\$92,500	+ 54.2%	\$94,515	\$285,390	+ 202.0%
Average Sales Price*	\$117,333	\$92,500	- 21.2%	\$123,595	\$239,265	+ 93.6%
Percent of List Price Received*	96.2%	97.7%	+ 1.6%	93.9%	99.4%	+ 5.9%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	5.5	4.1	- 25.5%	--	--	--

* 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.

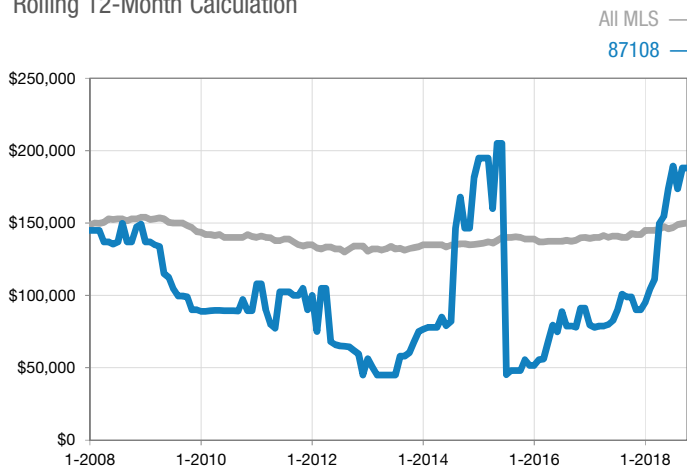
Median Sales Price - Single-Family Detached

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.