

Local Market Update for October 2018

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	88	77	- 12.5%	854	820	- 4.0%
Pending Sales	69	50	- 27.5%	643	587	- 8.7%
Closed Sales	72	49	- 31.9%	595	592	- 0.5%
Days on Market Until Sale	36	33	- 8.3%	38	38	0.0%
Median Sales Price*	\$195,000	\$214,000	+ 9.7%	\$192,500	\$200,000	+ 3.9%
Average Sales Price*	\$200,622	\$218,641	+ 9.0%	\$197,694	\$209,196	+ 5.8%
Percent of List Price Received*	98.8%	98.4%	- 0.4%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	166	145	- 12.7%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

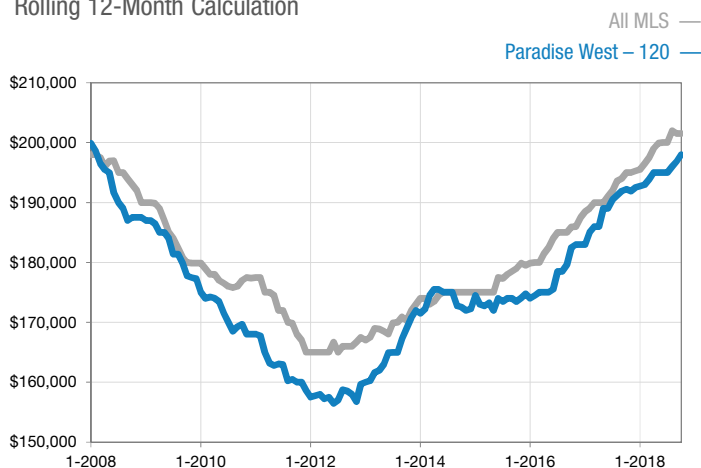
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	2	5	+ 150.0%
Pending Sales	0	0	0.0%	1	5	+ 400.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Days on Market Until Sale	--	3	--	7	43	+ 514.3%
Median Sales Price*	--	\$150,000	--	\$172,000	\$173,900	+ 1.1%
Average Sales Price*	--	\$150,000	--	\$172,000	\$168,780	- 1.9%
Percent of List Price Received*	--	100.1%	--	101.2%	99.4%	- 1.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
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.

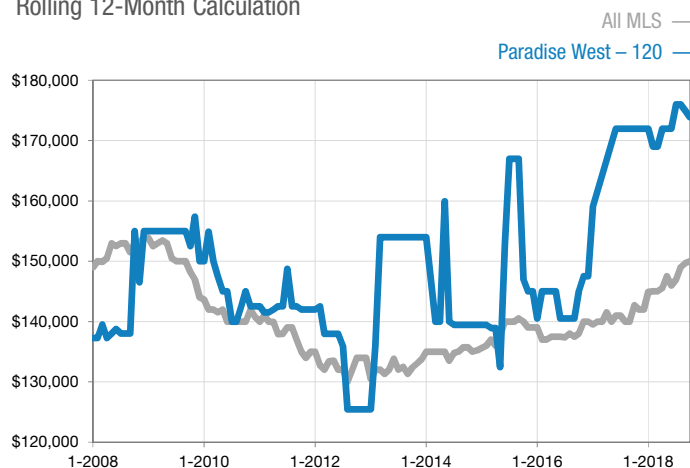
Median Sales Price - Single-Family Detached

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.