

Local Market Update for October 2018

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



87102

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	18	14	- 22.2%	198	208	+ 5.1%
Pending Sales	10	13	+ 30.0%	118	142	+ 20.3%
Closed Sales	8	10	+ 25.0%	118	133	+ 12.7%
Days on Market Until Sale	27	94	+ 248.1%	47	69	+ 46.8%
Median Sales Price*	\$155,000	\$174,700	+ 12.7%	\$129,200	\$149,450	+ 15.7%
Average Sales Price*	\$198,063	\$178,140	- 10.1%	\$144,297	\$164,891	+ 14.3%
Percent of List Price Received*	88.6%	96.7%	+ 9.1%	96.2%	95.9%	- 0.3%
Inventory of Homes for Sale	61	46	- 24.6%	--	--	--
Months Supply of Inventory	5.3	3.4	- 35.8%	--	--	--

* 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.

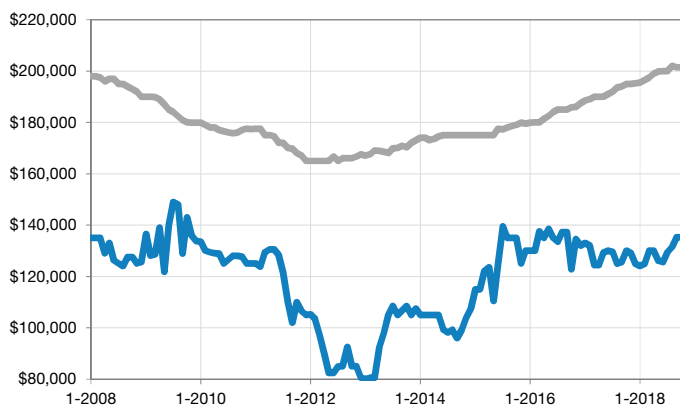
Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	7	4	- 42.9%	102	89	- 12.7%
Pending Sales	8	5	- 37.5%	34	44	+ 29.4%
Closed Sales	5	4	- 20.0%	33	40	+ 21.2%
Days on Market Until Sale	11	83	+ 654.5%	70	71	+ 1.4%
Median Sales Price*	\$134,600	\$143,000	+ 6.2%	\$148,000	\$144,750	- 2.2%
Average Sales Price*	\$129,400	\$143,338	+ 10.8%	\$163,950	\$159,377	- 2.8%
Percent of List Price Received*	92.9%	97.0%	+ 4.4%	94.6%	95.6%	+ 1.1%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	7.6	8.5	+ 11.8%	--	--	--

* 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

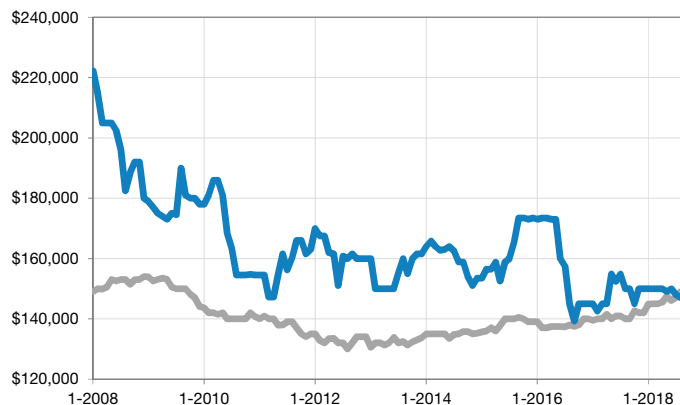
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.