

Local Market Update for October 2018

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	80	80	0.0%	1,005	982	- 2.3%
Pending Sales	54	66	+ 22.2%	632	674	+ 6.6%
Closed Sales	54	69	+ 27.8%	613	642	+ 4.7%
Days on Market Until Sale	50	51	+ 2.0%	51	50	- 2.0%
Median Sales Price*	\$237,500	\$245,250	+ 3.3%	\$225,400	\$231,500	+ 2.7%
Average Sales Price*	\$252,857	\$270,490	+ 7.0%	\$245,017	\$254,465	+ 3.9%
Percent of List Price Received*	97.9%	98.3%	+ 0.4%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	232	196	- 15.5%	--	--	--
Months Supply of Inventory	3.9	3.1	- 20.5%	--	--	--

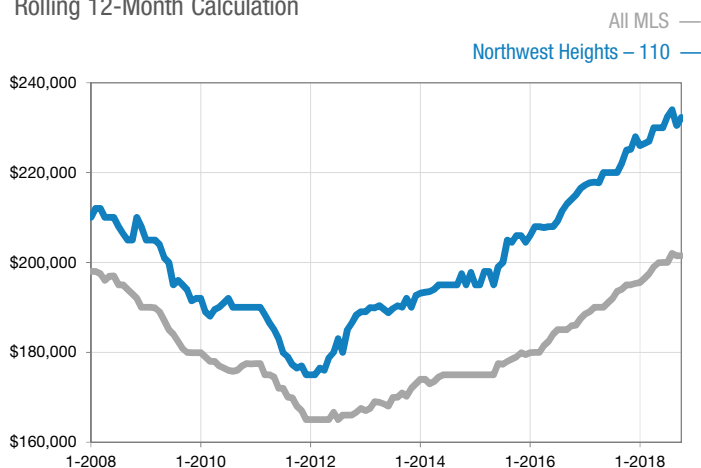
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	6	6	0.0%	55	57	+ 3.6%
Pending Sales	5	3	- 40.0%	33	43	+ 30.3%
Closed Sales	5	2	- 60.0%	33	39	+ 18.2%
Days on Market Until Sale	46	126	+ 173.9%	35	34	- 2.9%
Median Sales Price*	\$152,500	\$130,950	- 14.1%	\$135,000	\$142,000	+ 5.2%
Average Sales Price*	\$186,400	\$130,950	- 29.7%	\$176,295	\$168,988	- 4.1%
Percent of List Price Received*	95.5%	97.4%	+ 2.0%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

* 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.

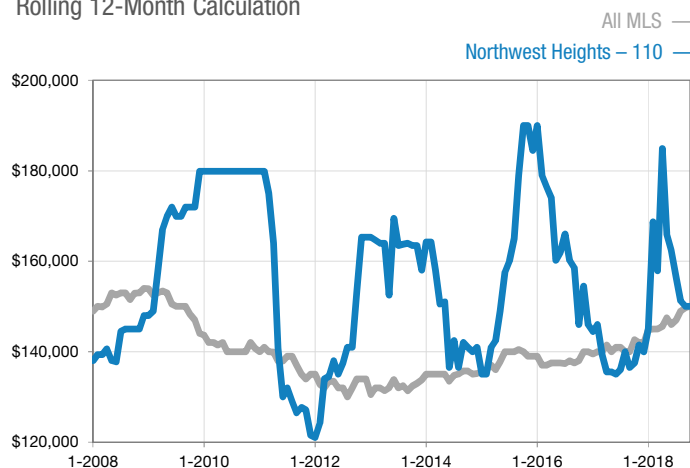
Median Sales Price - Single-Family Detached

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.