

Local Market Update for October 2018

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	16	14	- 12.5%	173	145	- 16.2%
Pending Sales	8	9	+ 12.5%	101	97	- 4.0%
Closed Sales	14	7	- 50.0%	101	91	- 9.9%
Days on Market Until Sale	77	57	- 26.0%	64	59	- 7.8%
Median Sales Price*	\$272,225	\$325,000	+ 19.4%	\$257,475	\$280,000	+ 8.7%
Average Sales Price*	\$261,780	\$326,857	+ 24.9%	\$264,841	\$288,825	+ 9.1%
Percent of List Price Received*	96.1%	96.8%	+ 0.7%	97.3%	96.7%	- 0.6%
Inventory of Homes for Sale	54	39	- 27.8%	--	--	--
Months Supply of Inventory	5.4	4.2	- 22.2%	--	--	--

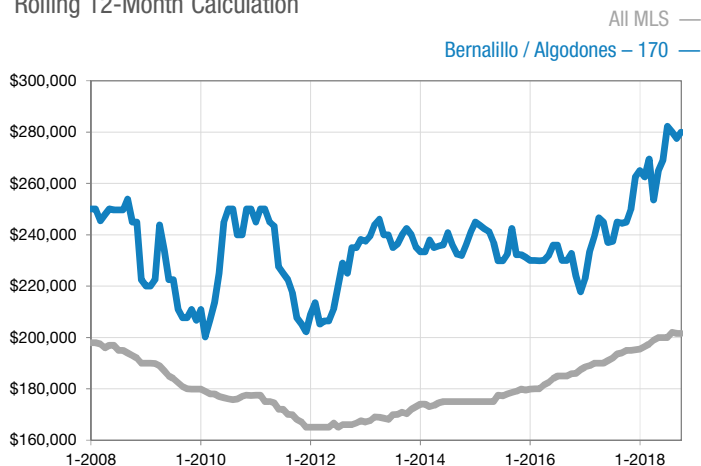
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	1	0	- 100.0%	2	7	+ 250.0%
Pending Sales	1	0	- 100.0%	1	7	+ 600.0%
Closed Sales	0	1	--	0	6	--
Days on Market Until Sale	--	22	--	--	22	--
Median Sales Price*	--	\$85,500	--	--	\$86,500	--
Average Sales Price*	--	\$85,500	--	--	\$95,500	--
Percent of List Price Received*	--	97.2%	--	--	94.4%	--
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.

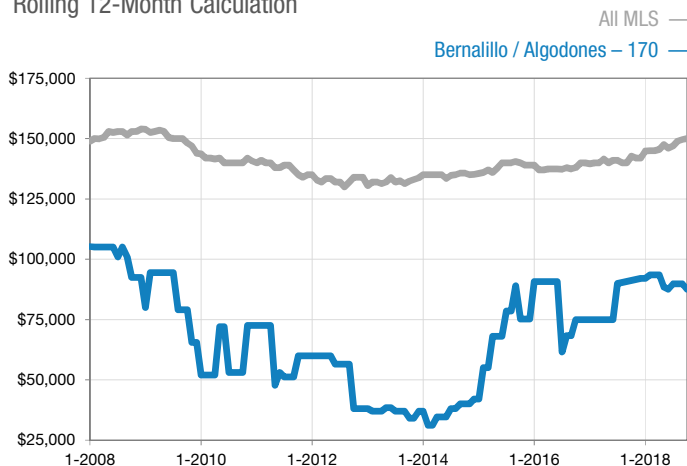
Median Sales Price - Single-Family Detached

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.