

Local Market Update for October 2018

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



87031

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	54	54	0.0%	568	604	+ 6.3%
Pending Sales	36	47	+ 30.6%	390	439	+ 12.6%
Closed Sales	43	52	+ 20.9%	385	410	+ 6.5%
Days on Market Until Sale	70	54	- 22.9%	69	51	- 26.1%
Median Sales Price*	\$155,000	\$168,500	+ 8.7%	\$155,000	\$165,000	+ 6.5%
Average Sales Price*	\$173,948	\$190,108	+ 9.3%	\$167,894	\$182,934	+ 9.0%
Percent of List Price Received*	97.7%	96.5%	- 1.2%	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	161	148	- 8.1%	--	--	--
Months Supply of Inventory	4.3	3.6	- 16.3%	--	--	--

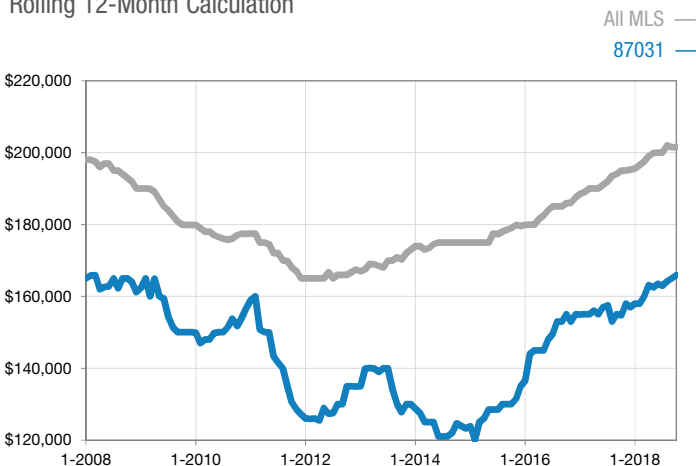
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	3	6	+ 100.0%	21	31	+ 47.6%
Pending Sales	2	1	- 50.0%	15	23	+ 53.3%
Closed Sales	0	2	--	17	23	+ 35.3%
Days on Market Until Sale	--	12	--	26	25	- 3.8%
Median Sales Price*	--	\$132,500	--	\$115,000	\$126,900	+ 10.3%
Average Sales Price*	--	\$132,500	--	\$120,574	\$128,367	+ 6.5%
Percent of List Price Received*	--	100.6%	--	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

* 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.

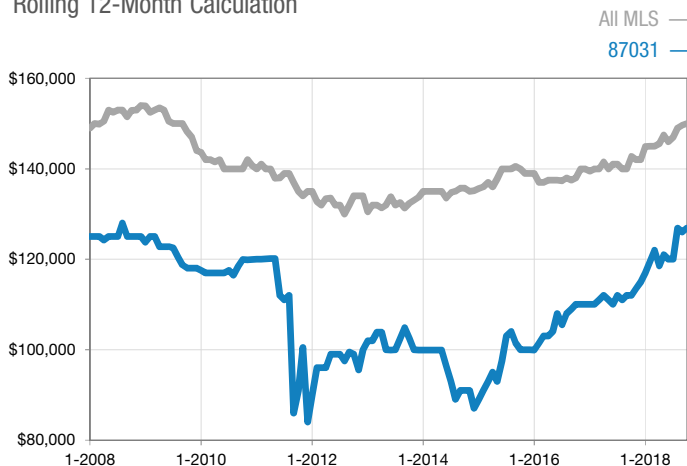
Median Sales Price - Single-Family Detached

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.