

Local Market Update for October 2018

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	39	24	- 38.5%	408	392	- 3.9%
Pending Sales	18	16	- 11.1%	220	272	+ 23.6%
Closed Sales	25	25	0.0%	214	263	+ 22.9%
Days on Market Until Sale	34	56	+ 64.7%	44	51	+ 15.9%
Median Sales Price*	\$209,000	\$210,000	+ 0.5%	\$204,000	\$215,000	+ 5.4%
Average Sales Price*	\$251,134	\$238,756	- 4.9%	\$263,768	\$268,223	+ 1.7%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	115	80	- 30.4%	--	--	--
Months Supply of Inventory	5.5	3.2	- 41.8%	--	--	--

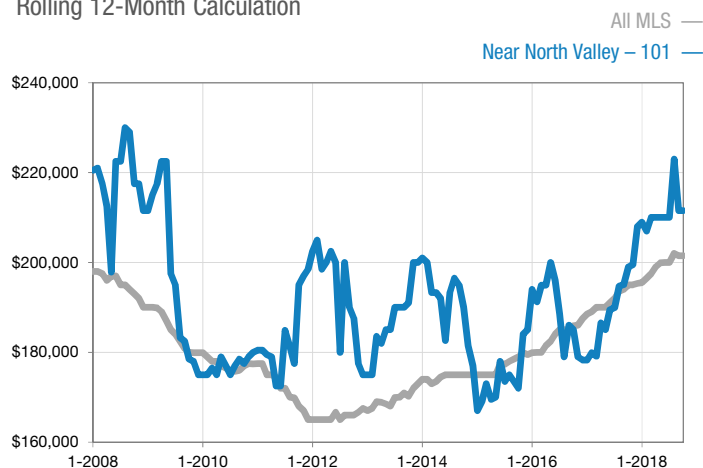
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	12	5	- 58.3%	70	79	+ 12.9%
Pending Sales	8	7	- 12.5%	50	56	+ 12.0%
Closed Sales	5	8	+ 60.0%	42	54	+ 28.6%
Days on Market Until Sale	23	48	+ 108.7%	48	43	- 10.4%
Median Sales Price*	\$162,500	\$187,250	+ 15.2%	\$162,250	\$185,000	+ 14.0%
Average Sales Price*	\$186,280	\$234,614	+ 25.9%	\$183,252	\$210,586	+ 14.9%
Percent of List Price Received*	98.6%	99.2%	+ 0.6%	97.1%	98.3%	+ 1.2%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--

* 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.

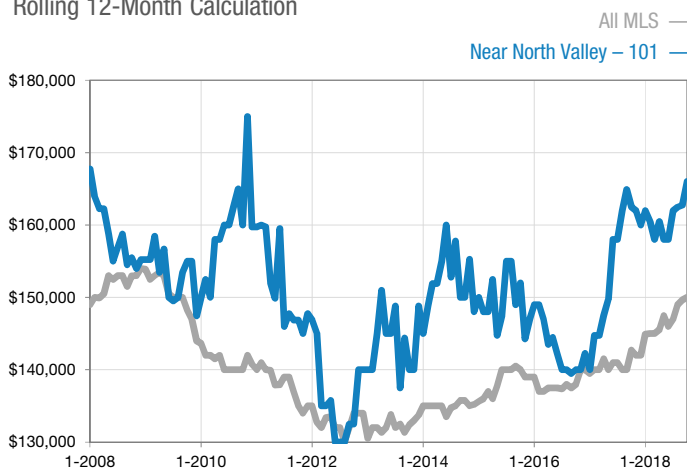
Median Sales Price - Single-Family Detached

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.