

Local Market Update for October 2018

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	24	24	0.0%	302	314	+ 4.0%
Pending Sales	22	16	- 27.3%	205	192	- 6.3%
Closed Sales	20	16	- 20.0%	202	181	- 10.4%
Days on Market Until Sale	36	59	+ 63.9%	44	38	- 13.6%
Median Sales Price*	\$353,750	\$331,200	- 6.4%	\$342,500	\$350,000	+ 2.2%
Average Sales Price*	\$380,150	\$370,309	- 2.6%	\$376,143	\$385,871	+ 2.6%
Percent of List Price Received*	97.9%	98.7%	+ 0.8%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	59	52	- 11.9%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

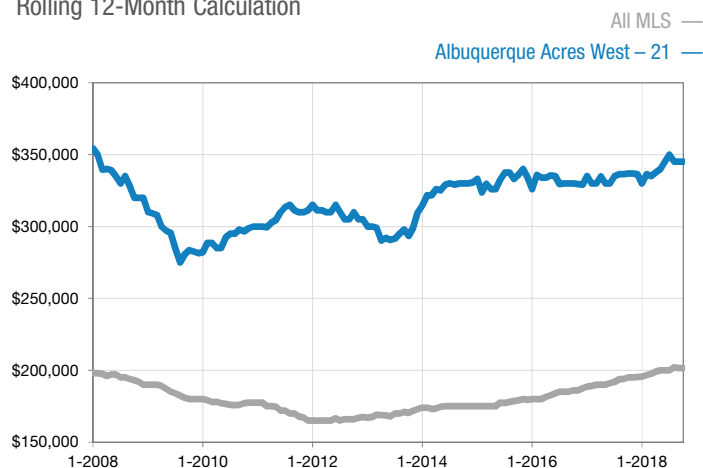
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	1	1	0.0%	10	9	- 10.0%
Pending Sales	0	1	--	8	7	- 12.5%
Closed Sales	1	2	+ 100.0%	10	5	- 50.0%
Days on Market Until Sale	8	8	0.0%	49	37	- 24.5%
Median Sales Price*	\$326,000	\$210,450	- 35.4%	\$175,750	\$186,000	+ 5.8%
Average Sales Price*	\$326,000	\$210,450	- 35.4%	\$212,600	\$220,680	+ 3.8%
Percent of List Price Received*	96.3%	99.1%	+ 2.9%	96.4%	98.1%	+ 1.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

* 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.

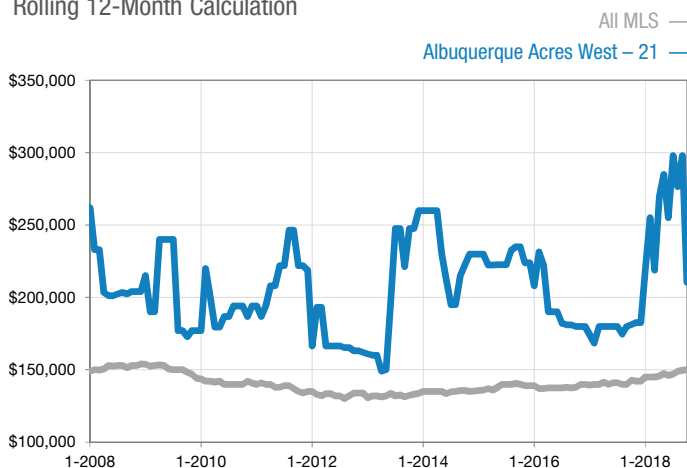
Median Sales Price - Single-Family Detached

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.