

Local Market Update for October 2018

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



87124

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| New Listings | 104 | 101 | - 2.9% | 1,217 | 1,199 | - 1.5% |
| Pending Sales | 78 | 70 | - 10.3% | 886 | 892 | + 0.7% |
| Closed Sales | 76 | 78 | + 2.6% | 861 | 874 | + 1.5% |
| Days on Market Until Sale | 38 | 25 | - 34.2% | 47 | 36 | - 23.4% |
| Median Sales Price* | \$210,000 | \$187,000 | - 11.0% | \$187,000 | \$200,000 | + 7.0% |
| Average Sales Price* | \$214,120 | \$196,564 | - 8.2% | \$208,804 | \$221,540 | + 6.1% |
| Percent of List Price Received* | 98.2% | 98.2% | 0.0% | 98.5% | 98.6% | + 0.1% |
| Inventory of Homes for Sale | 247 | 185 | - 25.1% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.2 | - 26.7% | -- | -- | -- |

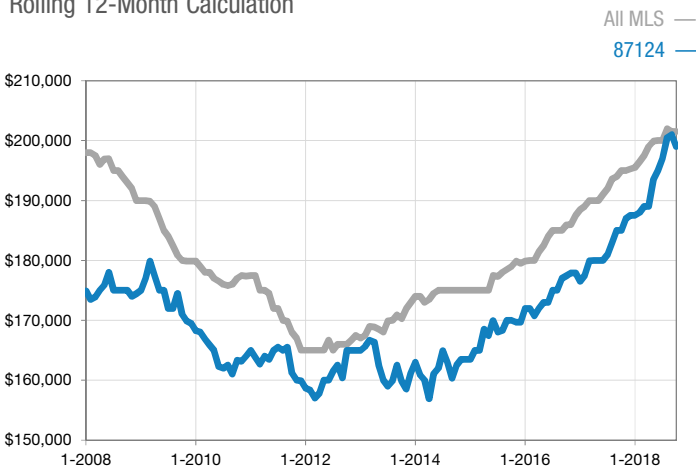
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2017 | 2018 | Percent Change | Thru 10-2017 | Thru 10-2018 | Percent Change |
| New Listings | 9 | 14 | + 55.6% | 105 | 112 | + 6.7% |
| Pending Sales | 10 | 12 | + 20.0% | 74 | 93 | + 25.7% |
| Closed Sales | 7 | 9 | + 28.6% | 68 | 89 | + 30.9% |
| Days on Market Until Sale | 63 | 25 | - 60.3% | 40 | 35 | - 12.5% |
| Median Sales Price* | \$87,000 | \$175,000 | + 101.1% | \$137,500 | \$150,000 | + 9.1% |
| Average Sales Price* | \$111,357 | \$154,656 | + 38.9% | \$126,779 | \$137,723 | + 8.6% |
| Percent of List Price Received* | 97.4% | 95.5% | - 2.0% | 96.3% | 97.0% | + 0.7% |
| Inventory of Homes for Sale | 23 | 14 | - 39.1% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 1.6 | - 51.5% | -- | -- | -- |

* 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.

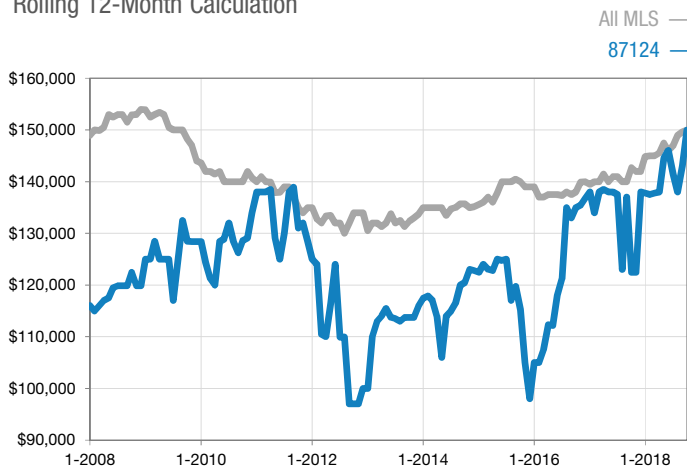
Median Sales Price - Single-Family Detached

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.