

# Local Market Update for October 2018

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	32	35	+ 9.4%	314	377	+ 20.1%
Pending Sales	20	19	- 5.0%	192	204	+ 6.3%
Closed Sales	20	23	+ 15.0%	188	204	+ 8.5%
Days on Market Until Sale	32	34	+ 6.3%	37	37	0.0%
Median Sales Price*	\$325,600	<b>\$245,000</b>	- 24.8%	\$271,250	<b>\$261,500</b>	- 3.6%
Average Sales Price*	\$349,325	<b>\$270,433</b>	- 22.6%	\$293,722	<b>\$290,979</b>	- 0.9%
Percent of List Price Received*	97.3%	<b>97.2%</b>	- 0.1%	97.7%	<b>97.2%</b>	- 0.5%
Inventory of Homes for Sale	72	90	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 15.0%	--	--	--

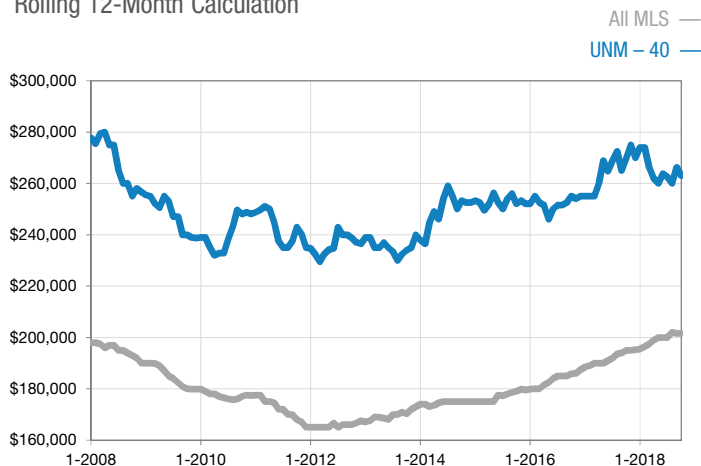
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	4	+ 100.0%	27	29	+ 7.4%
Pending Sales	3	0	- 100.0%	14	14	0.0%
Closed Sales	1	1	0.0%	11	14	+ 27.3%
Days on Market Until Sale	173	93	- 46.2%	48	63	+ 31.3%
Median Sales Price*	\$390,000	<b>\$262,000</b>	- 32.8%	\$230,000	<b>\$216,500</b>	- 5.9%
Average Sales Price*	\$390,000	<b>\$262,000</b>	- 32.8%	\$280,545	<b>\$250,475</b>	- 10.7%
Percent of List Price Received*	97.8%	<b>97.4%</b>	- 0.4%	96.9%	<b>97.2%</b>	+ 0.3%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 70.0%	--	--	--

\* 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.

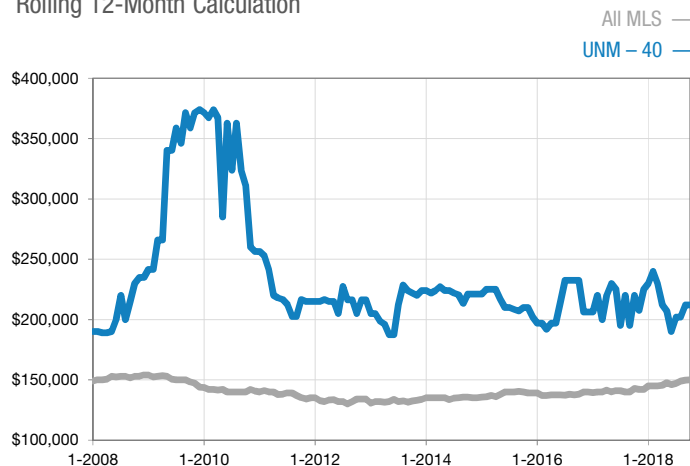
### Median Sales Price - Single-Family Detached

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.