

Local Market Update for October 2018

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	4	+ 100.0%	45	57	+ 26.7%
Pending Sales	3	2	- 33.3%	24	33	+ 37.5%
Closed Sales	3	4	+ 33.3%	25	30	+ 20.0%
Days on Market Until Sale	76	112	+ 47.4%	73	85	+ 16.4%
Median Sales Price*	\$155,000	\$250,000	+ 61.3%	\$152,000	\$171,321	+ 12.7%
Average Sales Price*	\$161,000	\$255,000	+ 58.4%	\$178,294	\$195,062	+ 9.4%
Percent of List Price Received*	100.0%	94.0%	- 6.0%	96.5%	97.7%	+ 1.2%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	7.6	6.2	- 18.4%	--	--	--

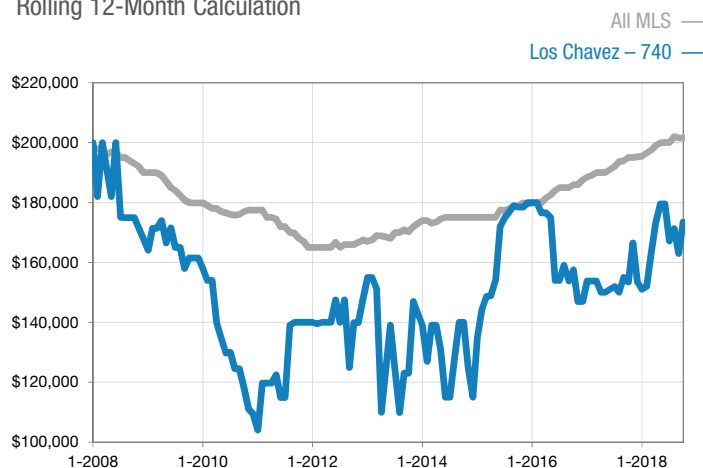
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	0	0.0%	0	2	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	25	--
Median Sales Price*	--	--	--	--	\$171,000	--
Average Sales Price*	--	--	--	--	\$171,000	--
Percent of List Price Received*	--	--	--	--	97.4%	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

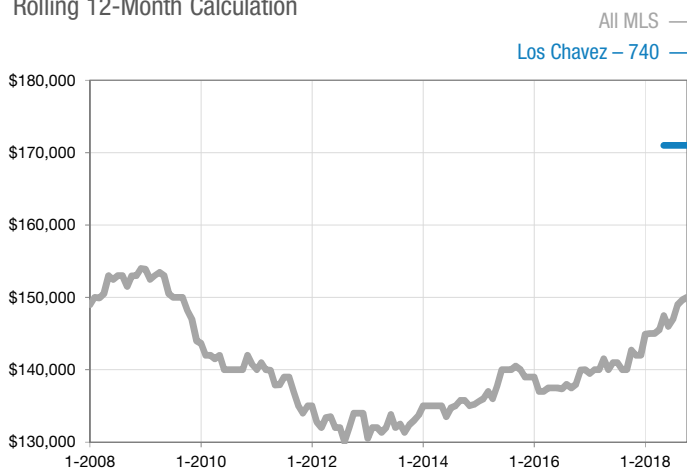
Median Sales Price - Single-Family Detached

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.