

Local Market Update for October 2018

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	12	5	- 58.3%	131	107	- 18.3%
Pending Sales	4	4	0.0%	54	57	+ 5.6%
Closed Sales	2	5	+ 150.0%	55	58	+ 5.5%
Days on Market Until Sale	162	153	- 5.6%	151	188	+ 24.5%
Median Sales Price*	\$126,500	\$65,000	- 48.6%	\$130,000	\$136,000	+ 4.6%
Average Sales Price*	\$126,500	\$114,871	- 9.2%	\$133,135	\$145,167	+ 9.0%
Percent of List Price Received*	103.2%	92.0%	- 10.9%	91.1%	92.3%	+ 1.3%
Inventory of Homes for Sale	84	71	- 15.5%	--	--	--
Months Supply of Inventory	15.5	13.3	- 14.2%	--	--	--

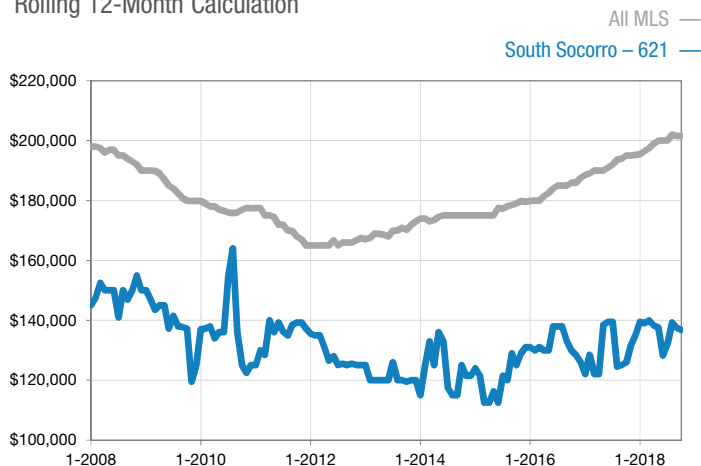
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	7	9	+ 28.6%
Pending Sales	1	0	- 100.0%	5	7	+ 40.0%
Closed Sales	0	0	0.0%	3	7	+ 133.3%
Days on Market Until Sale	--	--	--	209	70	- 66.5%
Median Sales Price*	--	--	--	\$114,000	\$122,000	+ 7.0%
Average Sales Price*	--	--	--	\$112,000	\$114,500	+ 2.2%
Percent of List Price Received*	--	--	--	97.7%	99.2%	+ 1.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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.

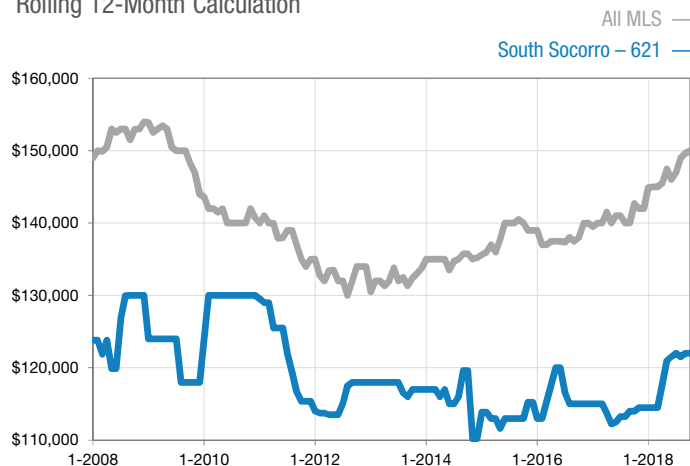
Median Sales Price - Single-Family Detached

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.