

Local Market Update for October 2018

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	16	33	+ 106.3%	287	279	- 2.8%
Pending Sales	14	18	+ 28.6%	186	187	+ 0.5%
Closed Sales	20	14	- 30.0%	177	187	+ 5.6%
Days on Market Until Sale	57	45	- 21.1%	41	37	- 9.8%
Median Sales Price*	\$280,450	\$297,750	+ 6.2%	\$280,000	\$310,000	+ 10.7%
Average Sales Price*	\$307,075	\$326,300	+ 6.3%	\$303,019	\$311,483	+ 2.8%
Percent of List Price Received*	97.2%	97.9%	+ 0.7%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	51	55	+ 7.8%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

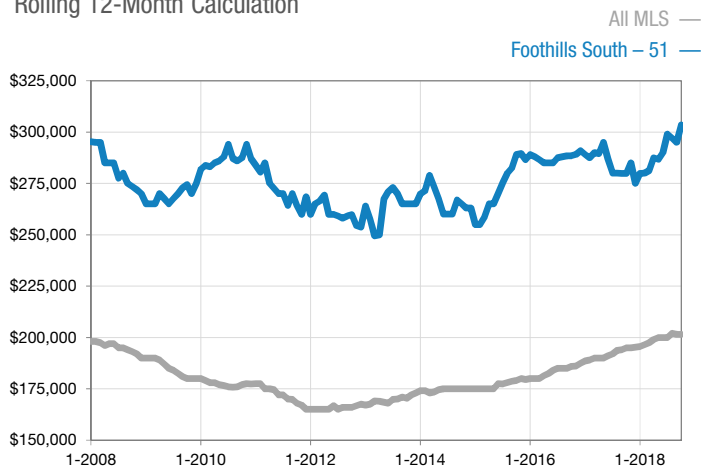
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	4	8	+ 100.0%	64	45	- 29.7%
Pending Sales	5	4	- 20.0%	53	39	- 26.4%
Closed Sales	7	8	+ 14.3%	48	42	- 12.5%
Days on Market Until Sale	54	8	- 85.2%	45	35	- 22.2%
Median Sales Price*	\$230,000	\$150,000	- 34.8%	\$155,500	\$158,500	+ 1.9%
Average Sales Price*	\$217,671	\$168,000	- 22.8%	\$164,633	\$176,239	+ 7.0%
Percent of List Price Received*	95.9%	97.6%	+ 1.8%	97.4%	97.6%	+ 0.2%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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.

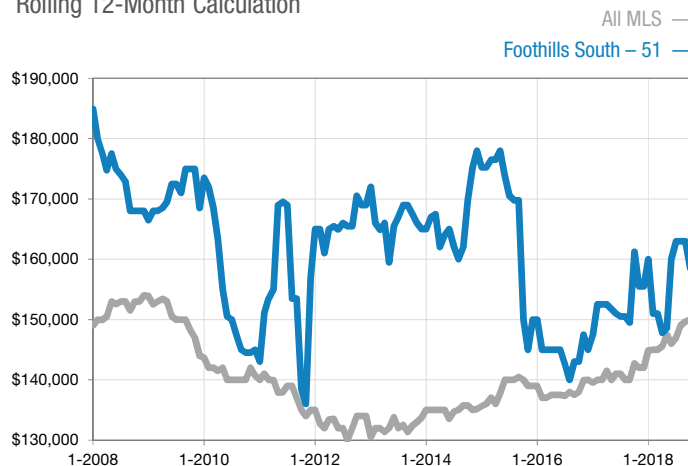
Median Sales Price - Single-Family Detached

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.