

Local Market Update for October 2018

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	46	40	- 13.0%	602	589	- 2.2%
Pending Sales	34	45	+ 32.4%	441	439	- 0.5%
Closed Sales	31	38	+ 22.6%	431	408	- 5.3%
Days on Market Until Sale	29	43	+ 48.3%	38	32	- 15.8%
Median Sales Price*	\$308,000	\$277,450	- 9.9%	\$280,000	\$288,000	+ 2.9%
Average Sales Price*	\$342,497	\$322,357	- 5.9%	\$328,126	\$320,831	- 2.2%
Percent of List Price Received*	97.5%	97.5%	0.0%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	96	93	- 3.1%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

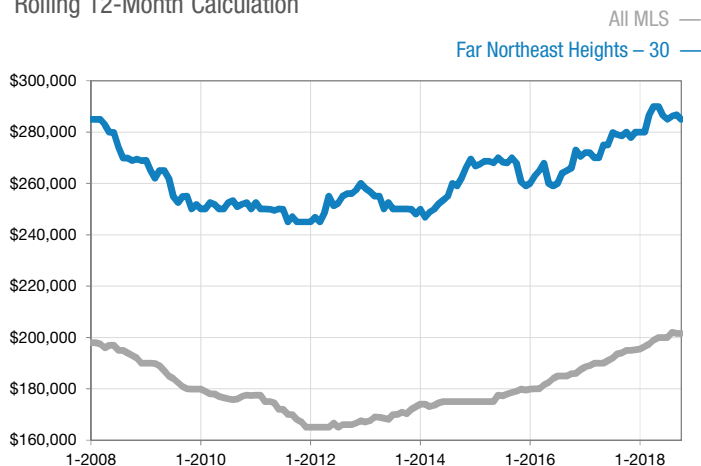
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	12	20	+ 66.7%	152	162	+ 6.6%
Pending Sales	9	19	+ 111.1%	116	117	+ 0.9%
Closed Sales	16	16	0.0%	110	107	- 2.7%
Days on Market Until Sale	50	40	- 20.0%	41	35	- 14.6%
Median Sales Price*	\$189,750	\$191,750	+ 1.1%	\$178,500	\$188,000	+ 5.3%
Average Sales Price*	\$195,438	\$199,075	+ 1.9%	\$188,515	\$188,233	- 0.1%
Percent of List Price Received*	98.8%	97.4%	- 1.4%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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.

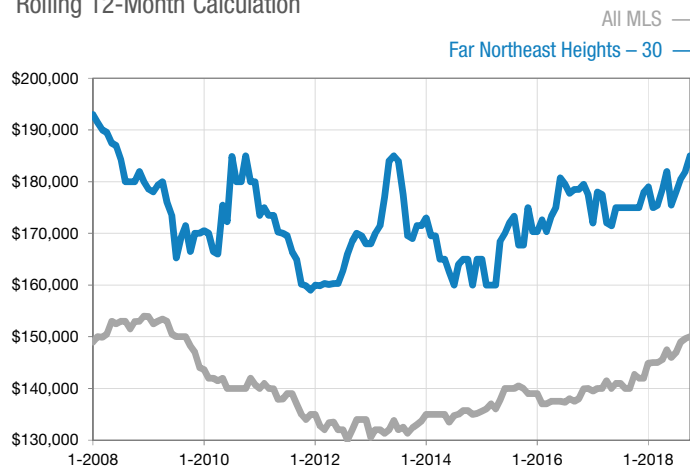
Median Sales Price - Single-Family Detached

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.