

# Local Market Update for October 2018

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



## 87113

| Single-Family Detached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2017      | 2018             | Percent Change | Thru 10-2017 | Thru 10-2018     | Percent Change |
| New Listings                    | 23        | 21               | - 8.7%         | 296          | 303              | + 2.4%         |
| Pending Sales                   | 19        | 15               | - 21.1%        | 203          | 200              | - 1.5%         |
| Closed Sales                    | 21        | 23               | + 9.5%         | 198          | 192              | - 3.0%         |
| Days on Market Until Sale       | 33        | 46               | + 39.4%        | 39           | 35               | - 10.3%        |
| Median Sales Price*             | \$270,000 | <b>\$264,050</b> | - 2.2%         | \$268,250    | <b>\$269,950</b> | + 0.6%         |
| Average Sales Price*            | \$292,419 | <b>\$282,538</b> | - 3.4%         | \$287,305    | <b>\$303,845</b> | + 5.8%         |
| Percent of List Price Received* | 97.9%     | <b>98.6%</b>     | + 0.7%         | 97.7%        | <b>98.3%</b>     | + 0.6%         |
| Inventory of Homes for Sale     | 65        | 45               | - 30.8%        | --           | --               | --             |
| Months Supply of Inventory      | 3.4       | 2.3              | - 32.4%        | --           | --               | --             |

\* 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.

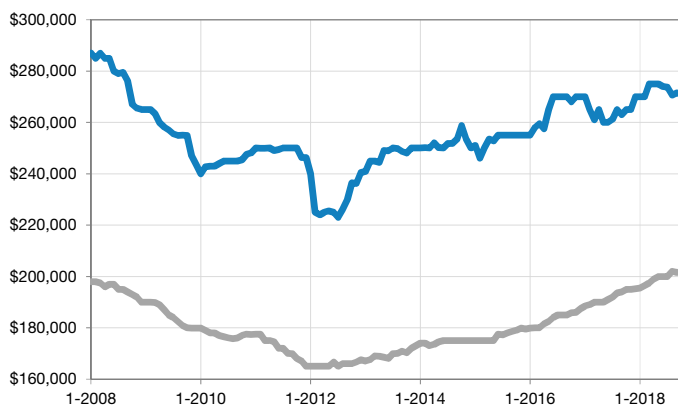
| Single-Family Attached          | October   |                  |                | Year to Date |                  |                |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics                     | 2017      | 2018             | Percent Change | Thru 10-2017 | Thru 10-2018     | Percent Change |
| New Listings                    | 1         | 2                | + 100.0%       | 31           | 34               | + 9.7%         |
| Pending Sales                   | 2         | 1                | - 50.0%        | 32           | 28               | - 12.5%        |
| Closed Sales                    | 2         | 4                | + 100.0%       | 33           | 26               | - 21.2%        |
| Days on Market Until Sale       | 7         | 13               | + 85.7%        | 37           | 15               | - 59.5%        |
| Median Sales Price*             | \$132,500 | <b>\$165,500</b> | + 24.9%        | \$131,700    | <b>\$143,500</b> | + 9.0%         |
| Average Sales Price*            | \$132,500 | <b>\$176,975</b> | + 33.6%        | \$131,024    | <b>\$145,035</b> | + 10.7%        |
| Percent of List Price Received* | 96.8%     | <b>99.7%</b>     | + 3.0%         | 96.9%        | <b>98.6%</b>     | + 1.8%         |
| Inventory of Homes for Sale     | 0         | 5                | --             | --           | --               | --             |
| Months Supply of Inventory      | --        | 1.8              | --             | --           | --               | --             |

\* 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

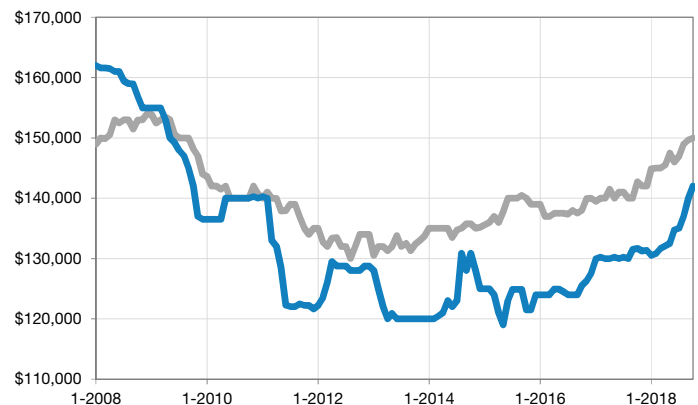
All MLS —  
87113 —



### Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —  
87113 —



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.