

Local Market Update for October 2018

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	9	8	- 11.1%	86	92	+ 7.0%
Pending Sales	5	5	0.0%	67	55	- 17.9%
Closed Sales	6	3	- 50.0%	65	53	- 18.5%
Days on Market Until Sale	40	51	+ 27.5%	67	58	- 13.4%
Median Sales Price*	\$166,500	\$280,000	+ 68.2%	\$225,000	\$273,000	+ 21.3%
Average Sales Price*	\$173,000	\$282,000	+ 63.0%	\$250,907	\$290,774	+ 15.9%
Percent of List Price Received*	96.2%	100.1%	+ 4.1%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	4.1	5.2	+ 26.8%	--	--	--

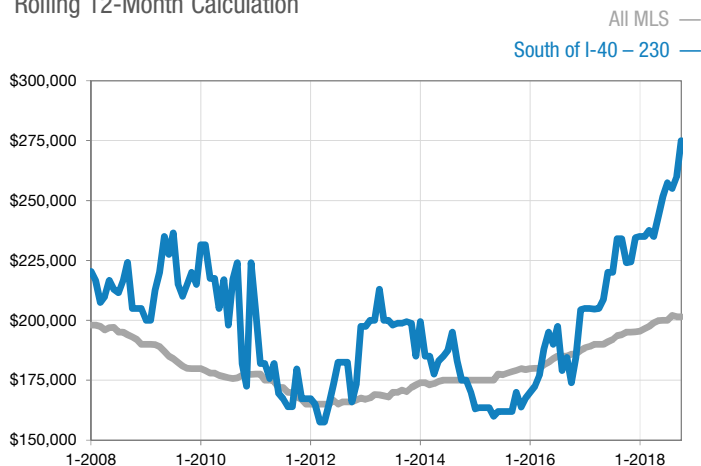
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

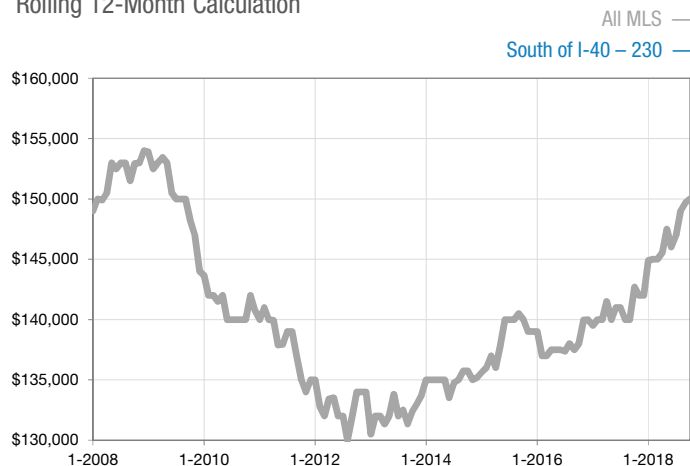
Median Sales Price - Single-Family Detached

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.