

Local Market Update for October 2018

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	22	23	+ 4.5%	317	279	- 12.0%
Pending Sales	15	16	+ 6.7%	176	197	+ 11.9%
Closed Sales	14	14	0.0%	175	185	+ 5.7%
Days on Market Until Sale	30	27	- 10.0%	51	52	+ 2.0%
Median Sales Price*	\$274,250	\$246,250	- 10.2%	\$269,000	\$271,750	+ 1.0%
Average Sales Price*	\$422,236	\$256,974	- 39.1%	\$372,552	\$370,254	- 0.6%
Percent of List Price Received*	93.9%	98.6%	+ 5.0%	96.3%	98.1%	+ 1.9%
Inventory of Homes for Sale	101	66	- 34.7%	--	--	--
Months Supply of Inventory	6.2	3.5	- 43.5%	--	--	--

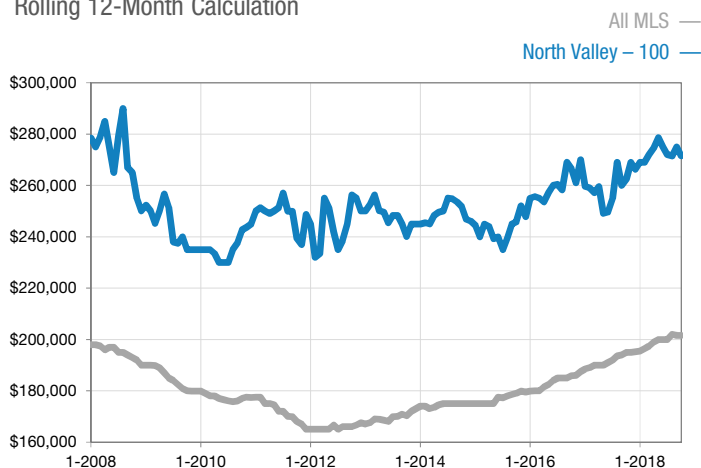
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	2	0.0%	39	44	+ 12.8%
Pending Sales	3	1	- 66.7%	39	33	- 15.4%
Closed Sales	3	4	+ 33.3%	37	34	- 8.1%
Days on Market Until Sale	23	53	+ 130.4%	35	21	- 40.0%
Median Sales Price*	\$130,000	\$187,000	+ 43.8%	\$130,000	\$140,000	+ 7.7%
Average Sales Price*	\$126,667	\$195,250	+ 54.1%	\$131,401	\$148,776	+ 13.2%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	96.9%	98.6%	+ 1.8%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	2.1	+ 600.0%	--	--	--

* 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.

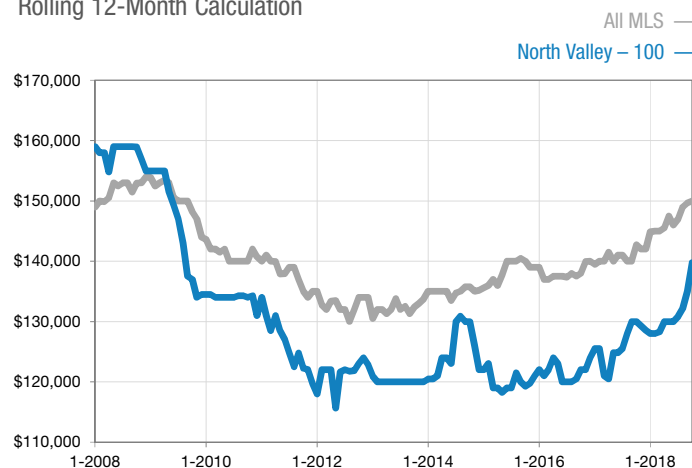
Median Sales Price - Single-Family Detached

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.