

Local Market Update for October 2018

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	10	12	+ 20.0%	119	123	+ 3.4%
Pending Sales	8	13	+ 62.5%	82	92	+ 12.2%
Closed Sales	16	14	- 12.5%	77	88	+ 14.3%
Days on Market Until Sale	19	61	+ 221.1%	37	59	+ 59.5%
Median Sales Price*	\$139,500	\$171,500	+ 22.9%	\$140,000	\$177,450	+ 26.8%
Average Sales Price*	\$133,144	\$179,730	+ 35.0%	\$164,751	\$204,619	+ 24.2%
Percent of List Price Received*	96.9%	101.4%	+ 4.6%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	4.5	2.6	- 42.2%	--	--	--

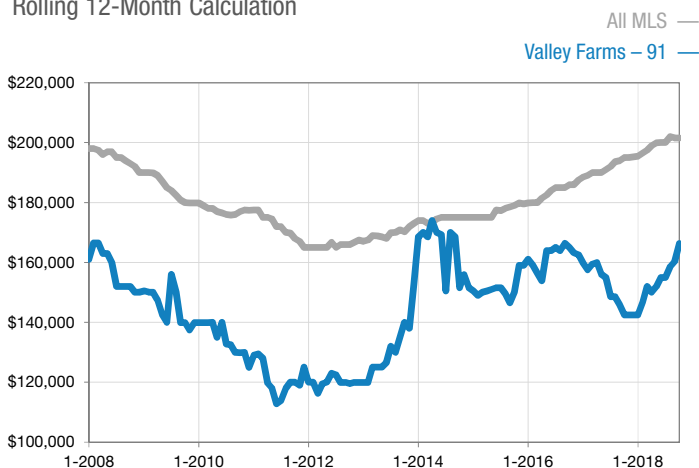
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	1	--
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.

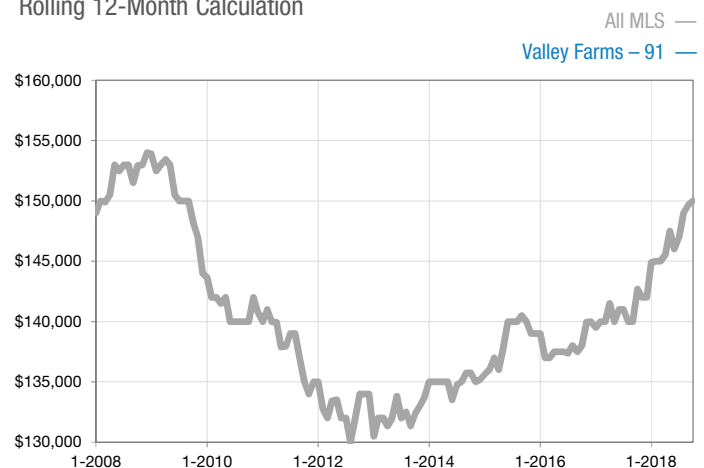
Median Sales Price - Single-Family Detached

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.