

Local Market Update for October 2018

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	52	68	+ 30.8%	763	735	- 3.7%
Pending Sales	56	60	+ 7.1%	549	559	+ 1.8%
Closed Sales	63	52	- 17.5%	523	526	+ 0.6%
Days on Market Until Sale	32	36	+ 12.5%	36	34	- 5.6%
Median Sales Price*	\$183,500	\$193,000	+ 5.2%	\$175,000	\$185,000	+ 5.7%
Average Sales Price*	\$206,486	\$212,436	+ 2.9%	\$194,406	\$209,133	+ 7.6%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale	143	119	- 16.8%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

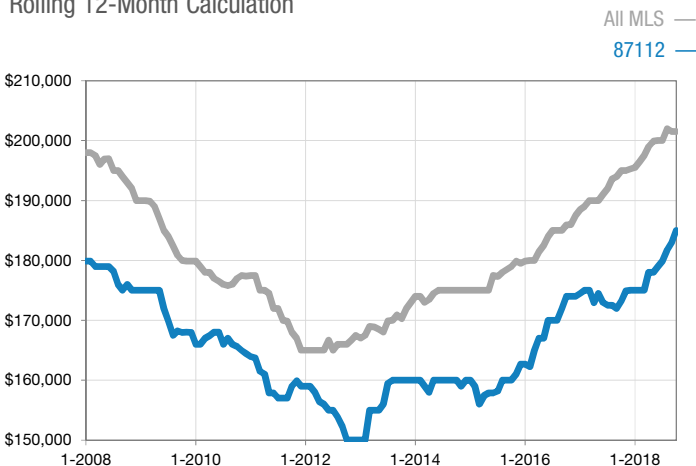
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	6	7	+ 16.7%	76	68	- 10.5%
Pending Sales	3	4	+ 33.3%	55	47	- 14.5%
Closed Sales	5	7	+ 40.0%	51	49	- 3.9%
Days on Market Until Sale	37	14	- 62.2%	43	31	- 27.9%
Median Sales Price*	\$230,000	\$155,000	- 32.6%	\$150,000	\$150,000	0.0%
Average Sales Price*	\$209,740	\$168,714	- 19.6%	\$150,990	\$156,191	+ 3.4%
Percent of List Price Received*	95.7%	98.0%	+ 2.4%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--

* 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.

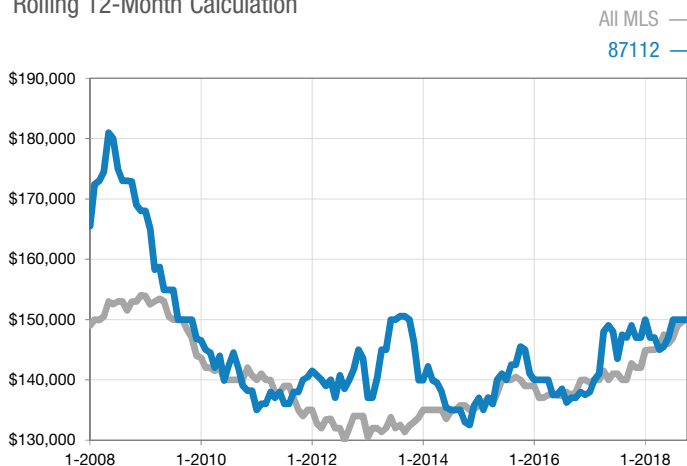
Median Sales Price - Single-Family Detached

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.