

Local Market Update for October 2018

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	26	29	+ 11.5%	300	291	- 3.0%
Pending Sales	16	21	+ 31.3%	190	177	- 6.8%
Closed Sales	20	9	- 55.0%	178	167	- 6.2%
Days on Market Until Sale	36	37	+ 2.8%	42	50	+ 19.0%
Median Sales Price*	\$188,006	\$240,000	+ 27.7%	\$211,000	\$235,000	+ 11.4%
Average Sales Price*	\$206,951	\$287,333	+ 38.8%	\$238,634	\$256,617	+ 7.5%
Percent of List Price Received*	94.9%	96.0%	+ 1.2%	97.3%	96.3%	- 1.0%
Inventory of Homes for Sale	75	66	- 12.0%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--

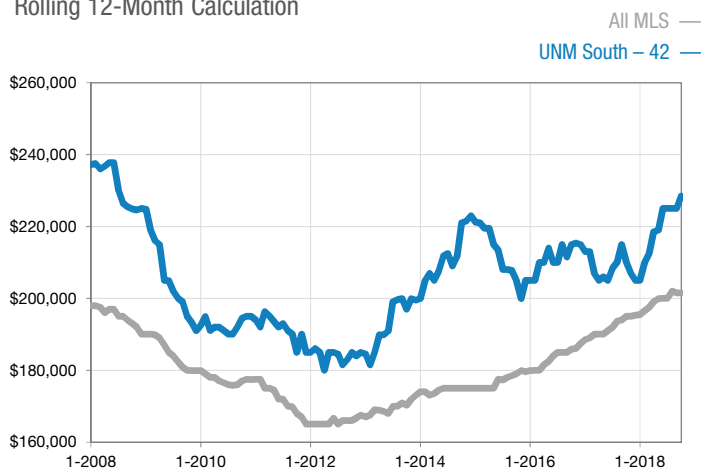
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	6	+ 200.0%	30	65	+ 116.7%
Pending Sales	0	2	--	18	33	+ 83.3%
Closed Sales	4	0	- 100.0%	18	35	+ 94.4%
Days on Market Until Sale	85	--	--	60	55	- 8.3%
Median Sales Price*	\$48,000	--	--	\$100,050	\$320,000	+ 219.8%
Average Sales Price*	\$89,000	--	--	\$137,742	\$272,404	+ 97.8%
Percent of List Price Received*	88.3%	--	--	91.3%	99.0%	+ 8.4%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	5.5	4.3	- 21.8%	--	--	--

* 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.

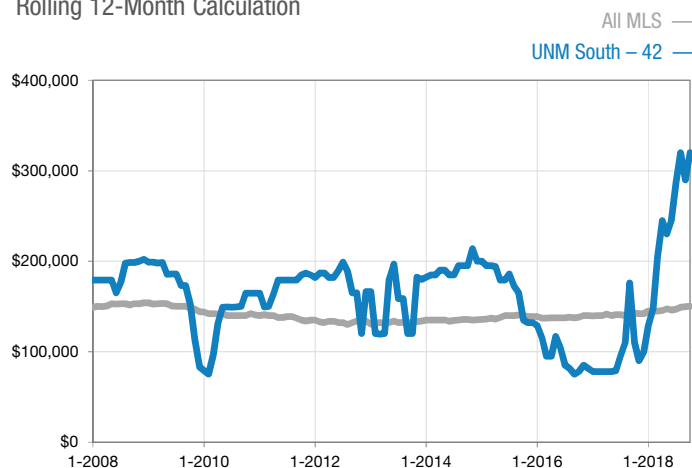
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.