

Local Market Update for October 2018

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	42	42	0.0%	461	491	+ 6.5%
Pending Sales	28	44	+ 57.1%	339	381	+ 12.4%
Closed Sales	20	42	+ 110.0%	343	361	+ 5.2%
Days on Market Until Sale	38	44	+ 15.8%	36	32	- 11.1%
Median Sales Price*	\$172,200	\$162,500	- 5.6%	\$169,900	\$169,950	+ 0.0%
Average Sales Price*	\$183,082	\$176,505	- 3.6%	\$181,465	\$181,996	+ 0.3%
Percent of List Price Received*	98.3%	98.0%	- 0.3%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	74	68	- 8.1%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

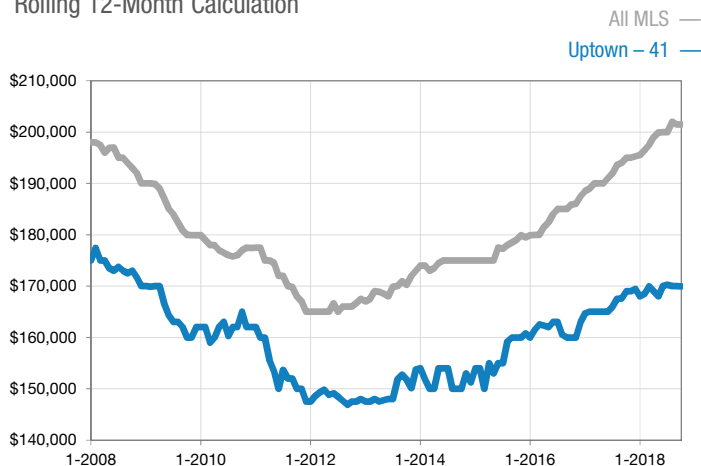
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	12	8	- 33.3%	61	69	+ 13.1%
Pending Sales	4	9	+ 125.0%	37	64	+ 73.0%
Closed Sales	5	5	0.0%	33	58	+ 75.8%
Days on Market Until Sale	35	88	+ 151.4%	68	46	- 32.4%
Median Sales Price*	\$90,000	\$80,000	- 11.1%	\$86,000	\$85,750	- 0.3%
Average Sales Price*	\$88,880	\$79,300	- 10.8%	\$93,613	\$97,012	+ 3.6%
Percent of List Price Received*	96.0%	92.3%	- 3.9%	94.9%	96.4%	+ 1.6%
Inventory of Homes for Sale	25	12	- 52.0%	--	--	--
Months Supply of Inventory	7.5	1.9	- 74.7%	--	--	--

* 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.

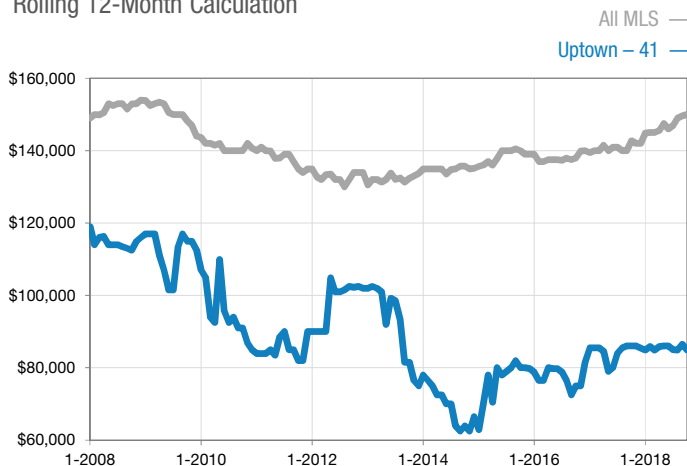
Median Sales Price - Single-Family Detached

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.