

Local Market Update for October 2018

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	131	91	- 30.5%	951	983	+ 3.4%
Pending Sales	73	95	+ 30.1%	709	829	+ 16.9%
Closed Sales	80	76	- 5.0%	673	790	+ 17.4%
Days on Market Until Sale	25	34	+ 36.0%	32	33	+ 3.1%
Median Sales Price*	\$139,450	\$152,450	+ 9.3%	\$137,000	\$149,900	+ 9.4%
Average Sales Price*	\$142,836	\$154,778	+ 8.4%	\$137,825	\$150,965	+ 9.5%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	201	144	- 28.4%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--

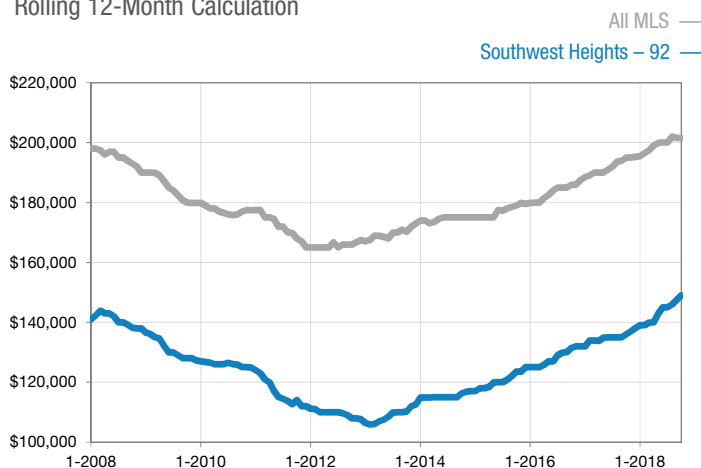
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	3	4	+ 33.3%	23	22	- 4.3%
Pending Sales	1	2	+ 100.0%	14	17	+ 21.4%
Closed Sales	3	3	0.0%	14	15	+ 7.1%
Days on Market Until Sale	38	8	- 78.9%	26	30	+ 15.4%
Median Sales Price*	\$99,900	\$147,000	+ 47.1%	\$79,950	\$109,000	+ 36.3%
Average Sales Price*	\$105,800	\$141,333	+ 33.6%	\$81,946	\$120,208	+ 46.7%
Percent of List Price Received*	96.4%	97.9%	+ 1.6%	98.4%	95.3%	- 3.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

* 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.

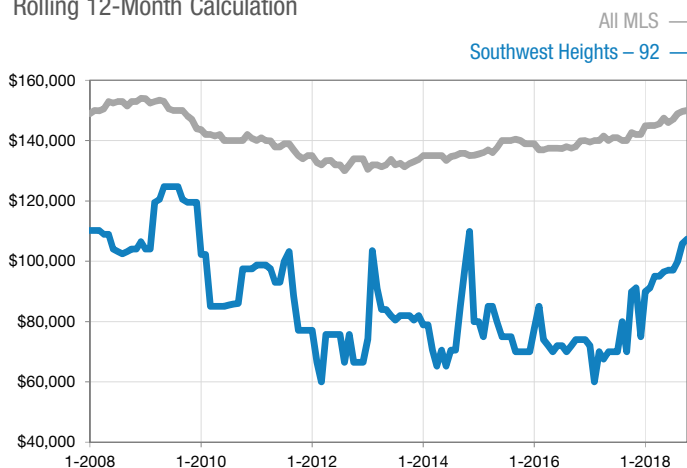
Median Sales Price - Single-Family Detached

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.