

Local Market Update for October 2018

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



87048

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	21	23	+ 9.5%	238	211	- 11.3%
Pending Sales	18	17	- 5.6%	121	116	- 4.1%
Closed Sales	20	12	- 40.0%	114	102	- 10.5%
Days on Market Until Sale	77	73	- 5.2%	64	62	- 3.1%
Median Sales Price*	\$552,000	\$342,625	- 37.9%	\$482,500	\$443,000	- 8.2%
Average Sales Price*	\$581,784	\$446,063	- 23.3%	\$529,549	\$469,924	- 11.3%
Percent of List Price Received*	96.5%	97.4%	+ 0.9%	97.0%	97.0%	0.0%
Inventory of Homes for Sale	83	68	- 18.1%	--	--	--
Months Supply of Inventory	7.1	6.3	- 11.3%	--	--	--

* 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.

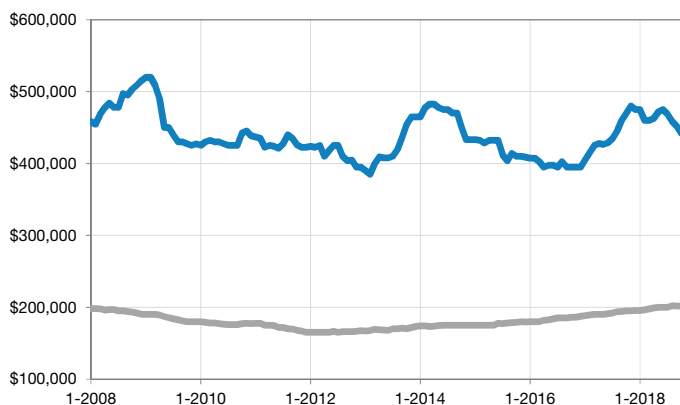
Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	2	0.0%	8	9	+ 12.5%
Pending Sales	1	1	0.0%	6	7	+ 16.7%
Closed Sales	1	0	- 100.0%	6	6	0.0%
Days on Market Until Sale	0	--	--	57	32	- 43.9%
Median Sales Price*	\$212,500	--	--	\$218,750	\$244,500	+ 11.8%
Average Sales Price*	\$212,500	--	--	\$212,583	\$248,167	+ 16.7%
Percent of List Price Received*	91.6%	--	--	96.5%	98.3%	+ 1.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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.

Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation

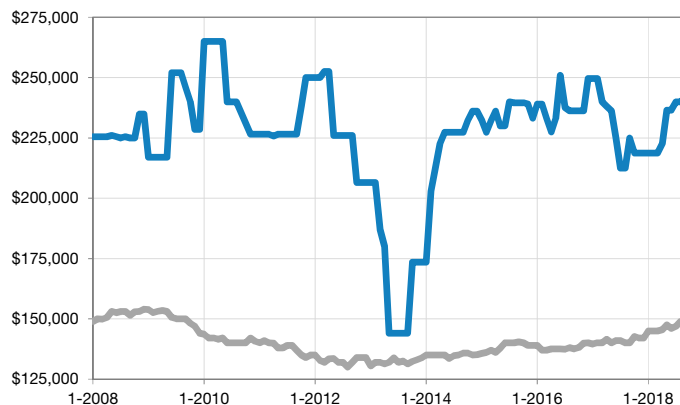
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.