

Local Market Update for October 2018

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	46	51	+ 10.9%	545	547	+ 0.4%
Pending Sales	29	42	+ 44.8%	332	362	+ 9.0%
Closed Sales	32	31	- 3.1%	322	348	+ 8.1%
Days on Market Until Sale	44	32	- 27.3%	40	39	- 2.5%
Median Sales Price*	\$215,000	\$192,900	- 10.3%	\$220,000	\$225,000	+ 2.3%
Average Sales Price*	\$229,706	\$225,180	- 2.0%	\$234,506	\$237,433	+ 1.2%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	126	100	- 20.6%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--

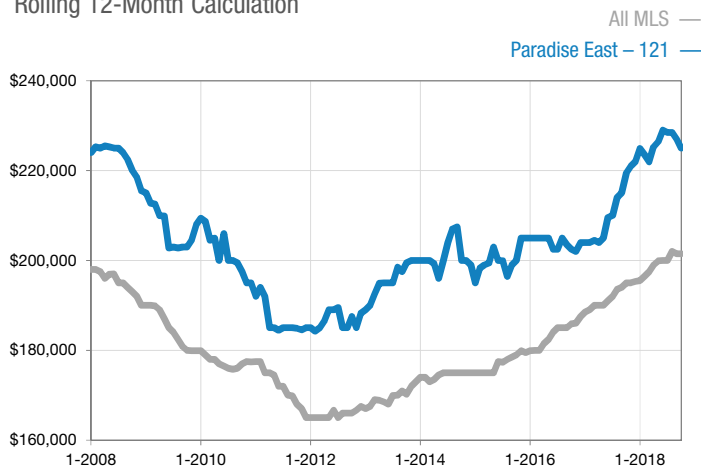
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	31	47	+ 51.6%
Pending Sales	3	3	0.0%	25	37	+ 48.0%
Closed Sales	1	1	0.0%	26	37	+ 42.3%
Days on Market Until Sale	47	7	- 85.1%	49	27	- 44.9%
Median Sales Price*	\$90,500	\$172,500	+ 90.6%	\$101,250	\$109,000	+ 7.7%
Average Sales Price*	\$90,500	\$172,500	+ 90.6%	\$111,375	\$113,562	+ 2.0%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	97.1%	98.0%	+ 0.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

* 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.

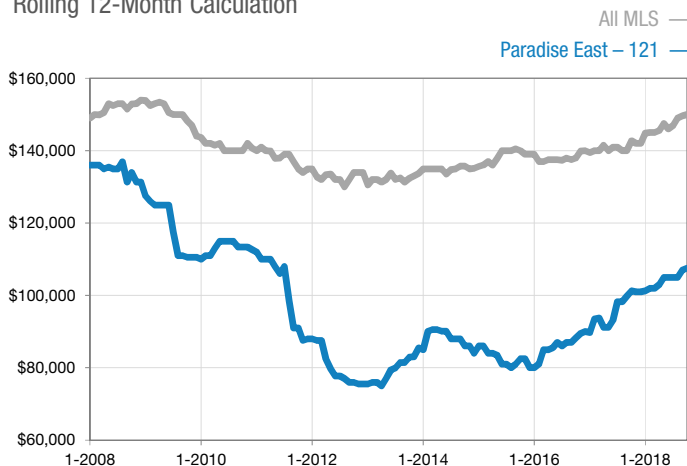
Median Sales Price - Single-Family Detached

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.