

Local Market Update for October 2018

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



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Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	59	66	+ 11.9%	659	751	+ 14.0%
Pending Sales	43	58	+ 34.9%	465	527	+ 13.3%
Closed Sales	35	59	+ 68.6%	466	497	+ 6.7%
Days on Market Until Sale	34	42	+ 23.5%	37	36	- 2.7%
Median Sales Price*	\$182,000	\$167,500	- 8.0%	\$175,000	\$177,000	+ 1.1%
Average Sales Price*	\$206,491	\$189,735	- 8.1%	\$194,565	\$199,118	+ 2.3%
Percent of List Price Received*	97.6%	97.6%	0.0%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	125	129	+ 3.2%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

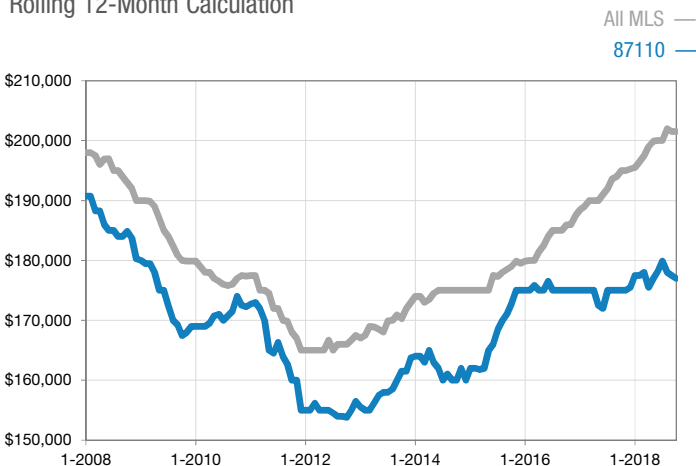
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	10	7	- 30.0%	52	56	+ 7.7%
Pending Sales	4	6	+ 50.0%	34	53	+ 55.9%
Closed Sales	5	2	- 60.0%	30	49	+ 63.3%
Days on Market Until Sale	35	50	+ 42.9%	71	40	- 43.7%
Median Sales Price*	\$90,000	\$95,000	+ 5.6%	\$86,500	\$90,000	+ 4.0%
Average Sales Price*	\$88,880	\$95,000	+ 6.9%	\$94,014	\$97,963	+ 4.2%
Percent of List Price Received*	96.0%	97.2%	+ 1.3%	94.6%	96.9%	+ 2.4%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	5.1	2.1	- 58.8%	--	--	--

* 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.

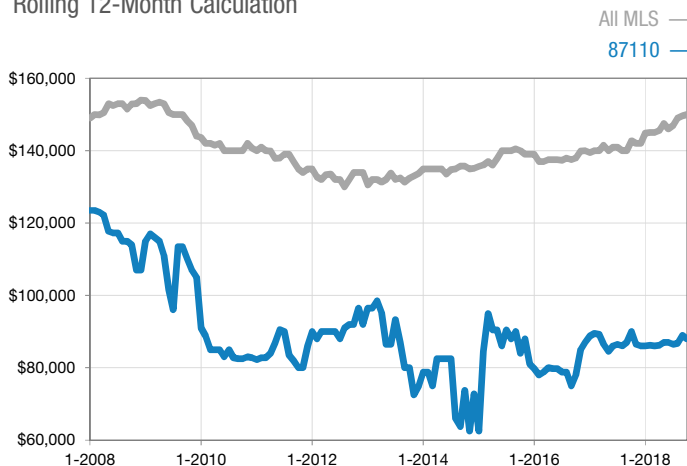
Median Sales Price - Single-Family Detached

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.