

Local Market Update for October 2018

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



87106

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	28	36	+ 28.6%	306	315	+ 2.9%
Pending Sales	15	16	+ 6.7%	195	191	- 2.1%
Closed Sales	25	15	- 40.0%	195	191	- 2.1%
Days on Market Until Sale	50	33	- 34.0%	41	43	+ 4.9%
Median Sales Price*	\$225,000	\$240,000	+ 6.7%	\$245,000	\$260,000	+ 6.1%
Average Sales Price*	\$281,788	\$276,243	- 2.0%	\$267,656	\$272,414	+ 1.8%
Percent of List Price Received*	96.3%	97.7%	+ 1.5%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	75	73	- 2.7%	--	--	--
Months Supply of Inventory	4.1	4.0	- 2.4%	--	--	--

* 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.

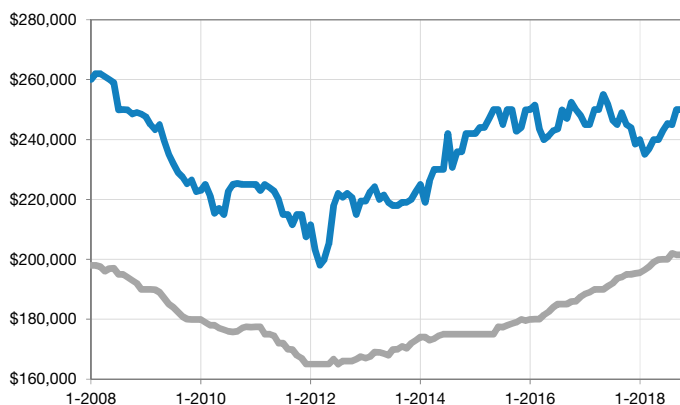
Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	4	5	+ 25.0%	45	57	+ 26.7%
Pending Sales	3	2	- 33.3%	23	30	+ 30.4%
Closed Sales	3	1	- 66.7%	21	28	+ 33.3%
Days on Market Until Sale	107	93	- 13.1%	58	50	- 13.8%
Median Sales Price*	\$36,000	\$262,000	+ 627.8%	\$180,000	\$197,500	+ 9.7%
Average Sales Price*	\$150,333	\$262,000	+ 74.3%	\$191,683	\$203,796	+ 6.3%
Percent of List Price Received*	86.4%	97.4%	+ 12.7%	93.4%	96.6%	+ 3.4%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	4.7	5.5	+ 17.0%	--	--	--

* 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 —
87106 —



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
87106 —



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.