

Local Market Update for October 2018

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery 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	17	23	+ 35.3%	242	295	+ 21.9%
Pending Sales	19	22	+ 15.8%	172	211	+ 22.7%
Closed Sales	14	27	+ 92.9%	167	207	+ 24.0%
Days on Market Until Sale	15	73	+ 386.7%	33	45	+ 36.4%
Median Sales Price*	\$252,500	\$240,277	- 4.8%	\$234,900	\$250,000	+ 6.4%
Average Sales Price*	\$252,618	\$243,064	- 3.8%	\$245,402	\$261,366	+ 6.5%
Percent of List Price Received*	96.3%	97.4%	+ 1.1%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	42	54	+ 28.6%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--

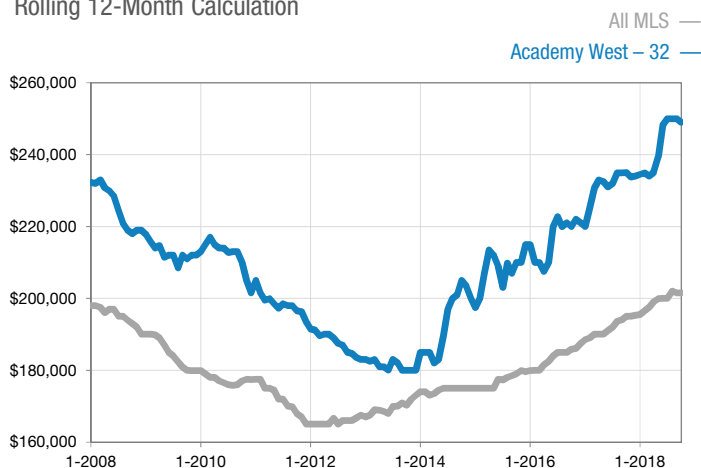
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	16	10	- 37.5%	168	135	- 19.6%
Pending Sales	13	9	- 30.8%	134	120	- 10.4%
Closed Sales	18	14	- 22.2%	134	117	- 12.7%
Days on Market Until Sale	41	36	- 12.2%	39	31	- 20.5%
Median Sales Price*	\$156,500	\$147,500	- 5.8%	\$148,000	\$163,000	+ 10.1%
Average Sales Price*	\$175,207	\$139,037	- 20.6%	\$156,112	\$166,034	+ 6.4%
Percent of List Price Received*	98.9%	97.1%	- 1.8%	97.0%	97.5%	+ 0.5%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

* 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.

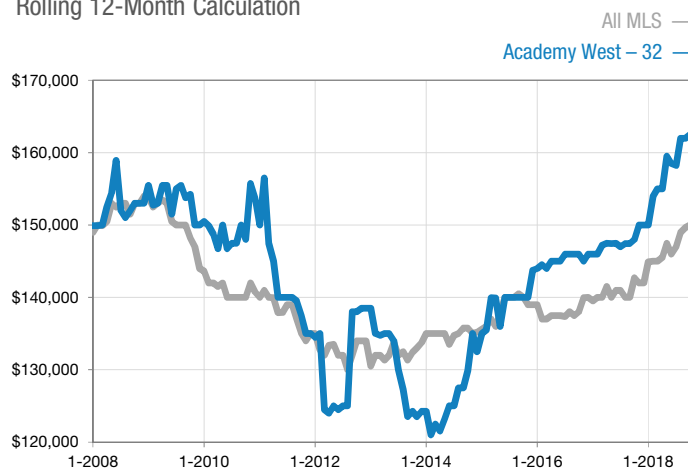
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.