

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	110	123	+ 11.8%	1,336	1,365	+ 2.2%
Pending Sales	75	95	+ 26.7%	868	978	+ 12.7%
Closed Sales	75	101	+ 34.7%	856	945	+ 10.4%
Days on Market Until Sale	48	43	- 10.4%	47	46	- 2.1%
Median Sales Price*	\$213,150	\$208,500	- 2.2%	\$200,000	\$207,000	+ 3.5%
Average Sales Price*	\$236,256	\$240,744	+ 1.9%	\$224,678	\$232,973	+ 3.7%
Percent of List Price Received*	97.8%	98.5%	+ 0.7%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	295	259	- 12.2%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--

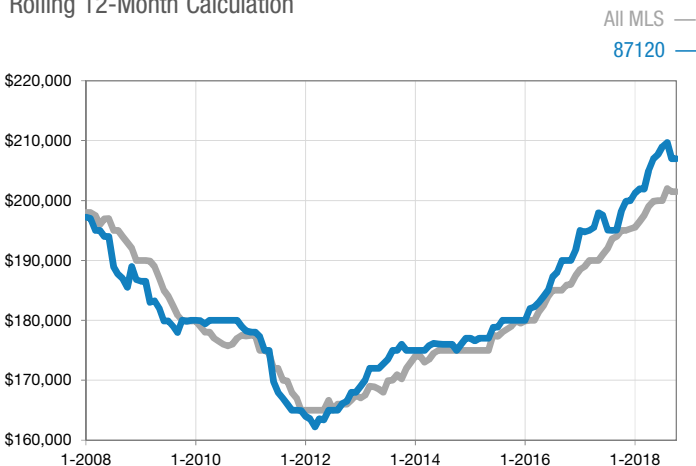
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	23	16	- 30.4%	193	171	- 11.4%
Pending Sales	9	13	+ 44.4%	147	145	- 1.4%
Closed Sales	21	16	- 23.8%	146	134	- 8.2%
Days on Market Until Sale	38	39	+ 2.6%	41	35	- 14.6%
Median Sales Price*	\$129,000	\$141,000	+ 9.3%	\$125,250	\$132,250	+ 5.6%
Average Sales Price*	\$139,400	\$142,951	+ 2.5%	\$136,516	\$141,164	+ 3.4%
Percent of List Price Received*	97.9%	96.9%	- 1.0%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	34	21	- 38.2%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

* 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.

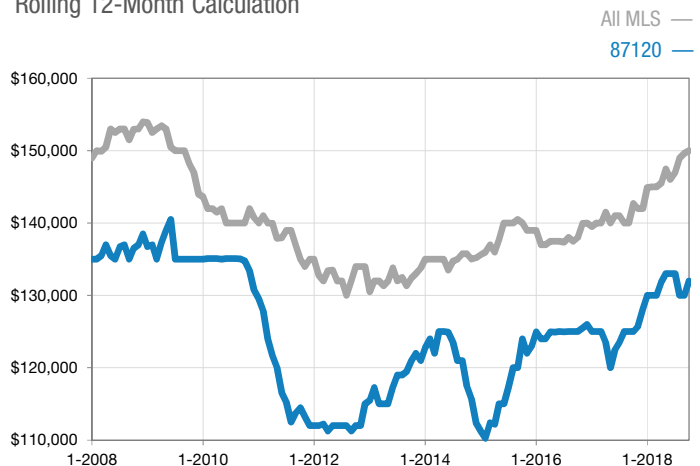
Median Sales Price - Single-Family Detached

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.