

Local Market Update for October 2018

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	23	20	- 13.0%	258	268	+ 3.9%
Pending Sales	21	15	- 28.6%	167	170	+ 1.8%
Closed Sales	18	15	- 16.7%	163	161	- 1.2%
Days on Market Until Sale	52	77	+ 48.1%	46	58	+ 26.1%
Median Sales Price*	\$245,250	\$187,500	- 23.5%	\$178,000	\$205,000	+ 15.2%
Average Sales Price*	\$288,522	\$223,360	- 22.6%	\$228,097	\$232,616	+ 2.0%
Percent of List Price Received*	93.5%	96.1%	+ 2.8%	96.2%	96.7%	+ 0.5%
Inventory of Homes for Sale	60	57	- 5.0%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

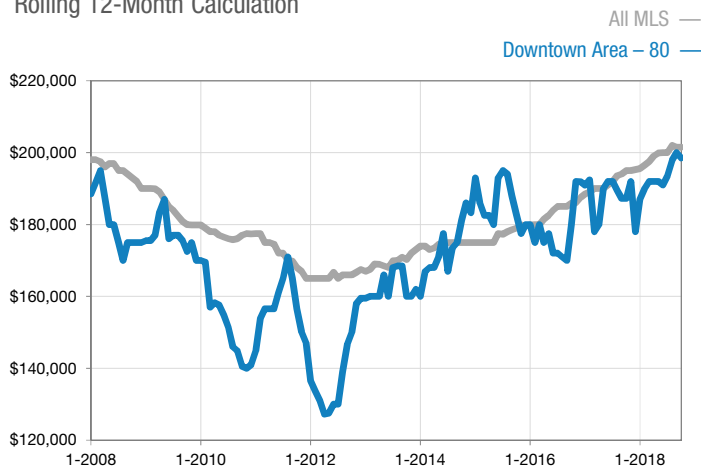
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	10	6	- 40.0%	141	109	- 22.7%
Pending Sales	11	6	- 45.5%	65	61	- 6.2%
Closed Sales	12	6	- 50.0%	65	57	- 12.3%
Days on Market Until Sale	43	71	+ 65.1%	55	65	+ 18.2%
Median Sales Price*	\$212,013	\$176,175	- 16.9%	\$196,744	\$178,000	- 9.5%
Average Sales Price*	\$193,910	\$173,058	- 10.8%	\$187,642	\$177,692	- 5.3%
Percent of List Price Received*	94.7%	96.7%	+ 2.1%	96.3%	95.9%	- 0.4%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	5.2	6.8	+ 30.8%	--	--	--

* 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.

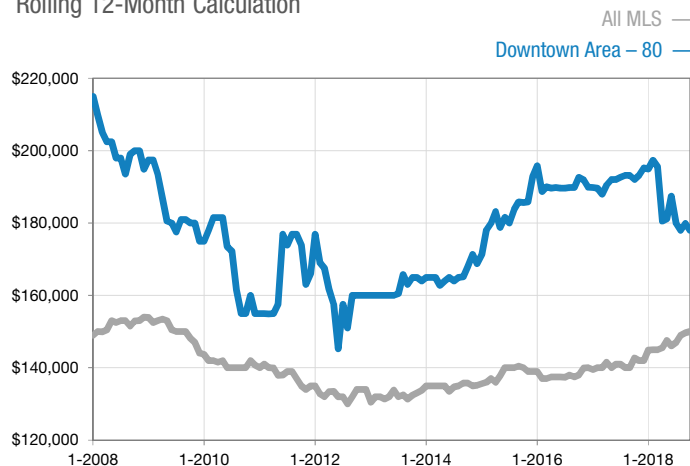
Median Sales Price - Single-Family Detached

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.