

Local Market Update for October 2018

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



Far North Valley – 102

East of Rio Grande River, South of Sandoval County Line, West of I-25, North of Alameda 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	4	6	+ 50.0%	49	54	+ 10.2%
Pending Sales	3	1	- 66.7%	23	19	- 17.4%
Closed Sales	2	2	0.0%	20	21	+ 5.0%
Days on Market Until Sale	122	67	- 45.1%	61	50	- 18.0%
Median Sales Price*	\$327,500	\$192,000	- 41.4%	\$350,000	\$225,000	- 35.7%
Average Sales Price*	\$327,500	\$192,000	- 41.4%	\$368,450	\$341,250	- 7.4%
Percent of List Price Received*	97.9%	97.3%	- 0.6%	95.8%	96.6%	+ 0.8%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	4.8	10.2	+ 112.5%	--	--	--

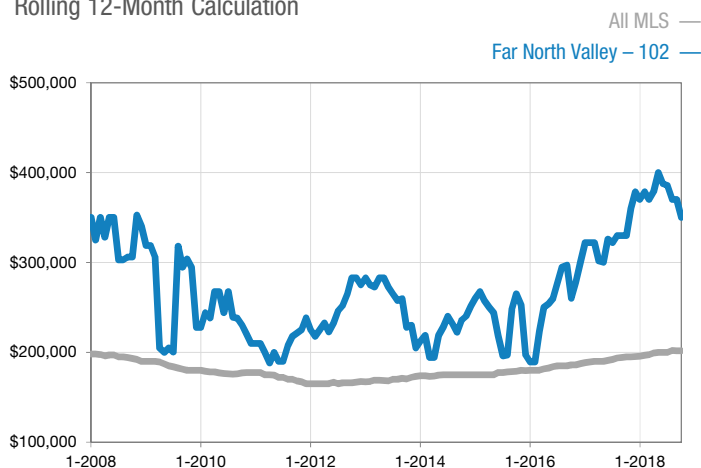
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	0	1	--	0	4	--
Pending Sales	0	0	0.0%	0	1	--
Closed Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	6	--
Median Sales Price*	--	--	--	--	\$290,000	--
Average Sales Price*	--	--	--	--	\$290,000	--
Percent of List Price Received*	--	--	--	--	89.2%	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	2.0	--	--	--	--

* 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.

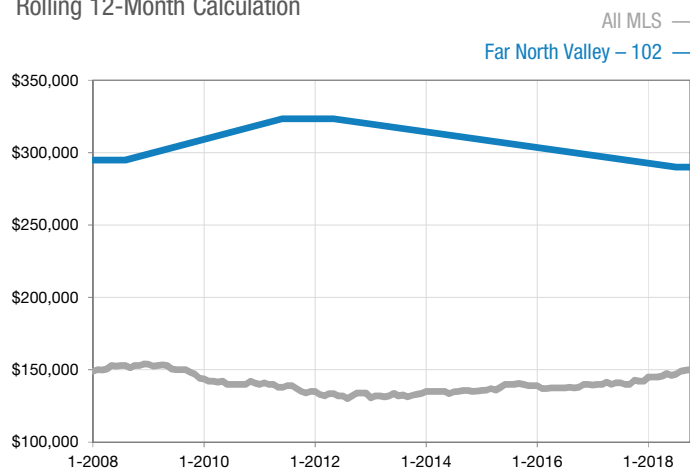
Median Sales Price - Single-Family Detached

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.