

Local Market Update for October 2018

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	20	23	+ 15.0%	261	259	- 0.8%
Pending Sales	12	19	+ 58.3%	164	178	+ 8.5%
Closed Sales	17	22	+ 29.4%	163	171	+ 4.9%
Days on Market Until Sale	51	30	- 41.2%	48	43	- 10.4%
Median Sales Price*	\$134,000	\$137,200	+ 2.4%	\$134,000	\$135,000	+ 0.7%
Average Sales Price*	\$144,191	\$154,214	+ 7.0%	\$141,182	\$139,459	- 1.2%
Percent of List Price Received*	96.1%	100.6%	+ 4.7%	97.1%	97.1%	0.0%
Inventory of Homes for Sale	68	59	- 13.2%	--	--	--
Months Supply of Inventory	4.2	3.5	- 16.7%	--	--	--

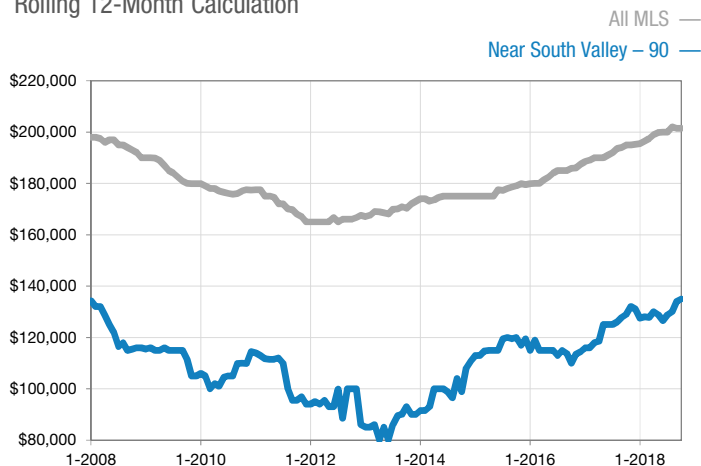
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	2	4	+ 100.0%	9	10	+ 11.1%
Pending Sales	1	1	0.0%	7	4	- 42.9%
Closed Sales	0	1	--	6	4	- 33.3%
Days on Market Until Sale	--	19	--	52	18	- 65.4%
Median Sales Price*	--	\$130,000	--	\$84,467	\$79,212	- 6.2%
Average Sales Price*	--	\$130,000	--	\$75,956	\$81,405	+ 7.2%
Percent of List Price Received*	--	100.0%	--	96.6%	102.3%	+ 5.9%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	5.0	+ 400.0%	--	--	--

* 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.

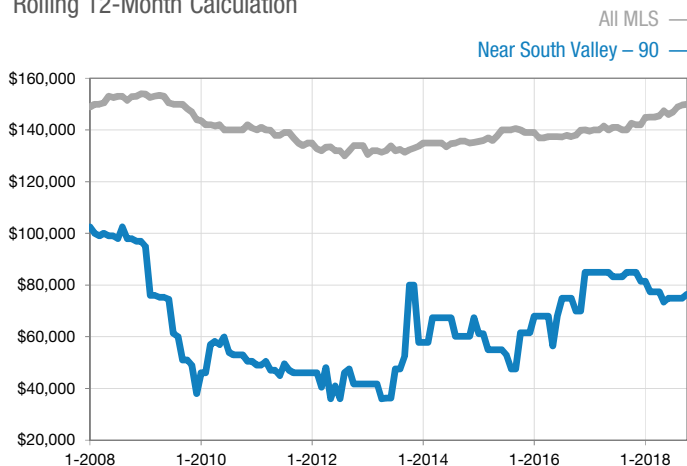
Median Sales Price - Single-Family Detached

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.