

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	19	13	- 31.6%	213	196	- 8.0%
Pending Sales	16	5	- 68.8%	131	126	- 3.8%
Closed Sales	15	11	- 26.7%	128	123	- 3.9%
Days on Market Until Sale	55	31	- 43.6%	47	43	- 8.5%
Median Sales Price*	\$273,000	\$185,000	- 32.2%	\$305,000	\$275,000	- 9.8%
Average Sales Price*	\$317,357	\$241,400	- 23.9%	\$321,558	\$304,825	- 5.2%
Percent of List Price Received*	97.4%	97.3%	- 0.1%	96.0%	97.0%	+ 1.0%
Inventory of Homes for Sale	44	46	+ 4.5%	--	--	--
Months Supply of Inventory	3.6	4.1	+ 13.9%	--	--	--

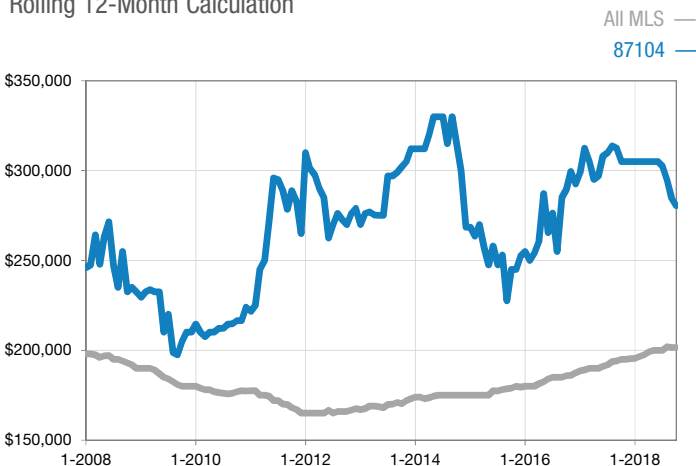
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	8	3	- 62.5%	58	44	- 24.1%
Pending Sales	8	4	- 50.0%	44	29	- 34.1%
Closed Sales	8	2	- 75.0%	41	26	- 36.6%
Days on Market Until Sale	58	47	- 19.0%	45	41	- 8.9%
Median Sales Price*	\$230,500	\$232,500	+ 0.9%	\$213,598	\$204,287	- 4.4%
Average Sales Price*	\$240,728	\$232,500	- 3.4%	\$211,080	\$206,780	- 2.0%
Percent of List Price Received*	96.5%	96.1%	- 0.4%	98.0%	97.3%	- 0.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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.

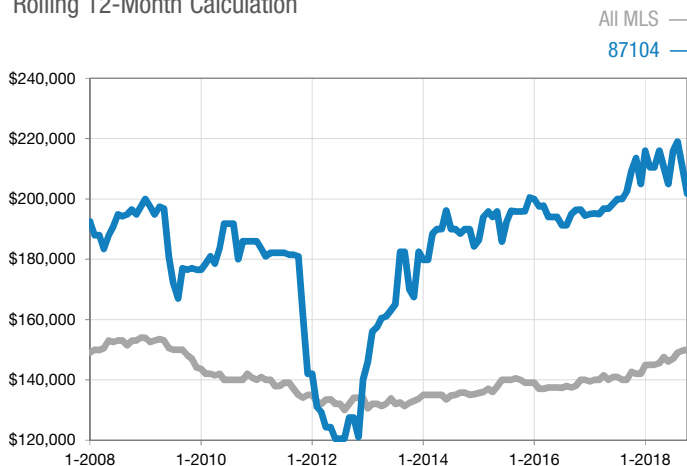
Median Sales Price - Single-Family Detached

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.