

Local Market Update for October 2018

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



87107

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	34	32	- 5.9%	438	423	- 3.4%
Pending Sales	20	27	+ 35.0%	236	301	+ 27.5%
Closed Sales	28	23	- 17.9%	231	286	+ 23.8%
Days on Market Until Sale	38	58	+ 52.6%	51	54	+ 5.9%
Median Sales Price*	\$244,500	\$210,000	- 14.1%	\$221,997	\$235,000	+ 5.9%
Average Sales Price*	\$336,100	\$235,609	- 29.9%	\$316,716	\$314,410	- 0.7%
Percent of List Price Received*	96.3%	97.0%	+ 0.7%	97.1%	97.5%	+ 0.4%
Inventory of Homes for Sale	135	85	- 37.0%	--	--	--
Months Supply of Inventory	5.9	3.1	- 47.5%	--	--	--

* 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	8	5	- 37.5%	65	71	+ 9.2%
Pending Sales	4	5	+ 25.0%	48	56	+ 16.7%
Closed Sales	5	9	+ 80.0%	43	58	+ 34.9%
Days on Market Until Sale	34	50	+ 47.1%	41	41	0.0%
Median Sales Price*	\$162,000	\$205,000	+ 26.5%	\$158,000	\$185,000	+ 17.1%
Average Sales Price*	\$160,100	\$237,990	+ 48.7%	\$171,548	\$204,572	+ 19.3%
Percent of List Price Received*	98.5%	98.8%	+ 0.3%	97.1%	98.3%	+ 1.2%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

* 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

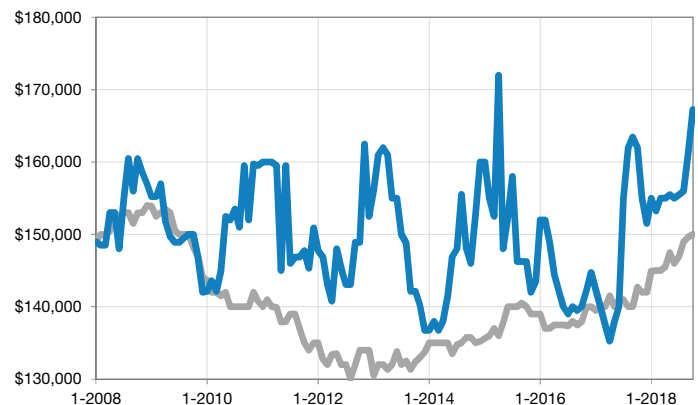
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
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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.