

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	37	41	+ 10.8%	470	480	+ 2.1%
Pending Sales	22	42	+ 90.9%	288	338	+ 17.4%
Closed Sales	42	42	0.0%	288	315	+ 9.4%
Days on Market Until Sale	44	40	- 9.1%	45	45	0.0%
Median Sales Price*	\$128,500	\$151,500	+ 17.9%	\$136,170	\$145,000	+ 6.5%
Average Sales Price*	\$136,487	\$160,326	+ 17.5%	\$150,951	\$159,644	+ 5.8%
Percent of List Price Received*	97.5%	99.7%	+ 2.3%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	124	90	- 27.4%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--

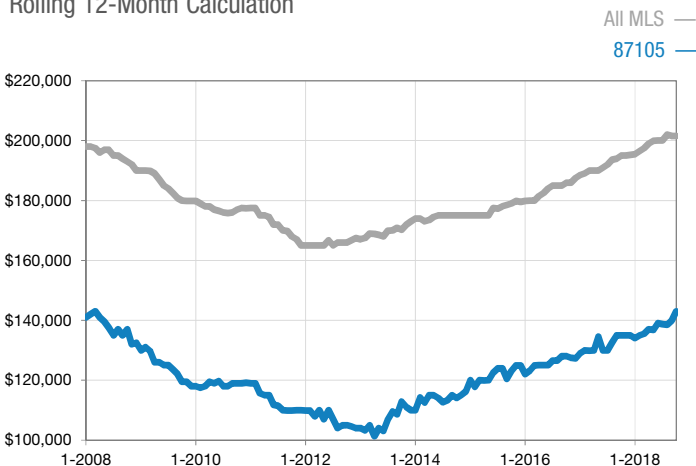
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	3	4	+ 33.3%	22	19	- 13.6%
Pending Sales	2	2	0.0%	12	13	+ 8.3%
Closed Sales	1	1	0.0%	11	13	+ 18.2%
Days on Market Until Sale	27	19	- 29.6%	33	55	+ 66.7%
Median Sales Price*	\$133,000	\$130,000	- 2.3%	\$94,000	\$130,000	+ 38.3%
Average Sales Price*	\$133,000	\$130,000	- 2.3%	\$99,749	\$112,509	+ 12.8%
Percent of List Price Received*	97.8%	100.0%	+ 2.2%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--

* 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.

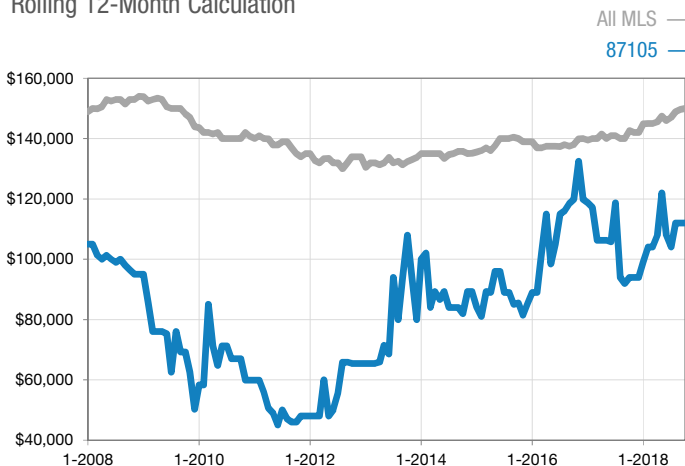
Median Sales Price - Single-Family Detached

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.