

# Local Market Update for October 2018

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



## 87123

Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	49	48	- 2.0%	659	597	- 9.4%
Pending Sales	40	46	+ 15.0%	421	466	+ 10.7%
Closed Sales	38	30	- 21.1%	409	448	+ 9.5%
Days on Market Until Sale	44	40	- 9.1%	43	42	- 2.3%
Median Sales Price*	\$190,000	<b>\$196,500</b>	+ 3.4%	\$192,500	<b>\$207,750</b>	+ 7.9%
Average Sales Price*	\$231,093	<b>\$225,368</b>	- 2.5%	\$217,996	<b>\$228,771</b>	+ 4.9%
Percent of List Price Received*	98.4%	<b>97.2%</b>	- 1.2%	98.0%	<b>98.2%</b>	+ 0.2%
Inventory of Homes for Sale	136	94	- 30.9%	--	--	--
Months Supply of Inventory	3.5	2.2	- 37.1%	--	--	--

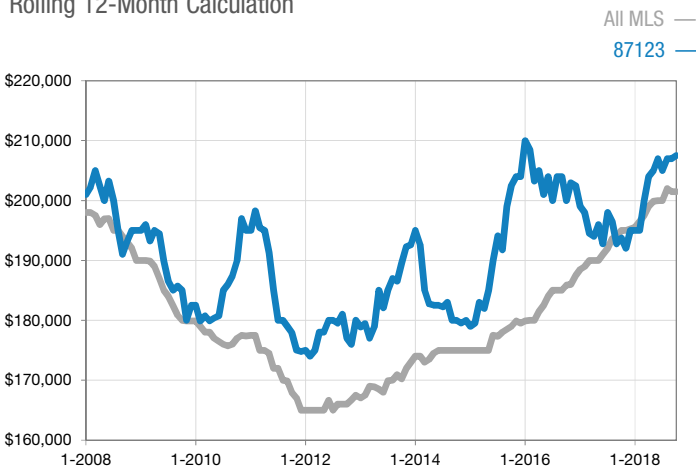
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	11	11	0.0%	178	121	- 32.0%
Pending Sales	10	9	- 10.0%	79	107	+ 35.4%
Closed Sales	9	7	- 22.2%	72	103	+ 43.1%
Days on Market Until Sale	28	41	+ 46.4%	39	75	+ 92.3%
Median Sales Price*	\$160,000	<b>\$145,000</b>	- 9.4%	\$151,500	<b>\$165,000</b>	+ 8.9%
Average Sales Price*	\$167,378	<b>\$148,143</b>	- 11.5%	\$156,200	<b>\$175,337</b>	+ 12.3%
Percent of List Price Received*	97.1%	<b>95.4%</b>	- 1.8%	97.6%	<b>98.0%</b>	+ 0.4%
Inventory of Homes for Sale	52	34	- 34.6%	--	--	--
Months Supply of Inventory	6.4	3.4	- 46.9%	--	--	--

\* 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.

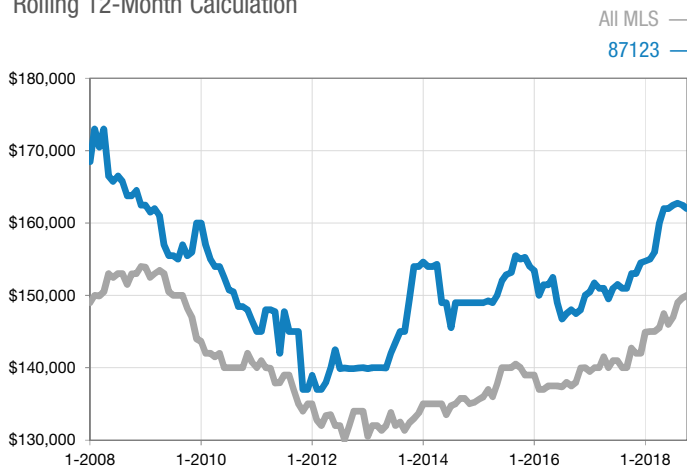
### Median Sales Price - Single-Family Detached

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.