

Local Market Update for December 2018

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



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Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	6	16	+ 166.7%	228	224	- 1.8%
Pending Sales	4	14	+ 250.0%	141	148	+ 5.0%
Closed Sales	7	9	+ 28.6%	147	139	- 5.4%
Days on Market Until Sale	38	49	+ 28.9%	49	42	- 14.3%
Median Sales Price*	\$260,000	\$275,000	+ 5.8%	\$305,000	\$282,000	- 7.5%
Average Sales Price*	\$293,071	\$308,611	+ 5.3%	\$323,825	\$309,215	- 4.5%
Percent of List Price Received*	94.9%	98.2%	+ 3.5%	96.1%	97.1%	+ 1.0%
Inventory of Homes for Sale	36	35	- 2.8%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

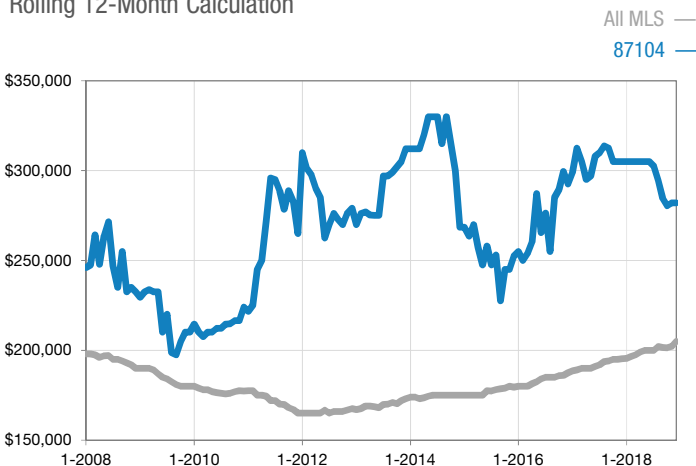
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	1	2	+ 100.0%	62	48	- 22.6%
Pending Sales	1	0	- 100.0%	48	30	- 37.5%
Closed Sales	5	2	- 60.0%	49	32	- 34.7%
Days on Market Until Sale	55	19	- 65.5%	45	42	- 6.7%
Median Sales Price*	\$135,000	\$157,350	+ 16.6%	\$205,000	\$196,150	- 4.3%
Average Sales Price*	\$160,046	\$157,350	- 1.7%	\$205,265	\$197,077	- 4.0%
Percent of List Price Received*	96.9%	100.0%	+ 3.2%	97.8%	97.6%	- 0.2%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.7	2.9	+ 314.3%	--	--	--

* 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.

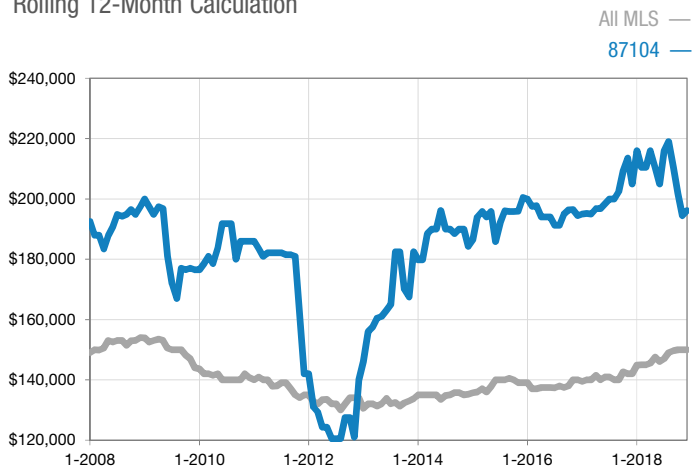
Median Sales Price - Single-Family Detached

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.