

# Local Market Update for December 2018

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



## Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	18	31	+ 72.2%	450	442	- 1.8%
Pending Sales	10	20	+ 100.0%	244	306	+ 25.4%
Closed Sales	12	21	+ 75.0%	249	298	+ 19.7%
Days on Market Until Sale	88	54	- 38.6%	47	51	+ 8.5%
Median Sales Price*	\$207,526	\$205,000	- 1.2%	\$208,000	\$217,000	+ 4.3%
Average Sales Price*	\$229,500	\$258,691	+ 12.7%	\$261,751	\$269,960	+ 3.1%
Percent of List Price Received*	95.6%	97.3%	+ 1.8%	97.2%	97.4%	+ 0.2%
Inventory of Homes for Sale	96	67	- 30.2%	--	--	--
Months Supply of Inventory	4.7	2.6	- 44.7%	--	--	--

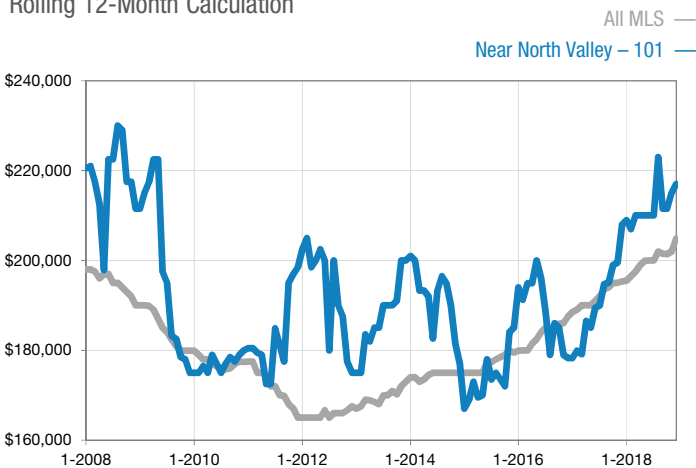
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	6	0	- 100.0%	81	83	+ 2.5%
Pending Sales	5	3	- 40.0%	62	63	+ 1.6%
Closed Sales	8	5	- 37.5%	57	67	+ 17.5%
Days on Market Until Sale	26	28	+ 7.7%	42	41	- 2.4%
Median Sales Price*	\$135,043	\$164,800	+ 22.0%	\$160,000	\$180,250	+ 12.7%
Average Sales Price*	\$171,011	\$172,740	+ 1.0%	\$183,266	\$208,443	+ 13.7%
Percent of List Price Received*	96.5%	98.8%	+ 2.4%	97.0%	98.3%	+ 1.3%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

\* 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.

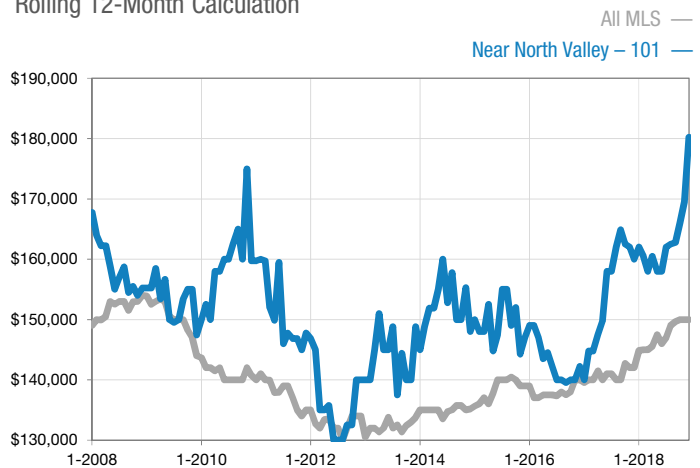
### Median Sales Price - Single-Family Detached

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.