

Local Market Update for December 2018

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	50	56	+ 12.0%	1,197	1,164	- 2.8%
Pending Sales	43	57	+ 32.6%	886	939	+ 6.0%
Closed Sales	57	54	- 5.3%	914	923	+ 1.0%
Days on Market Until Sale	53	51	- 3.8%	40	37	- 7.5%
Median Sales Price*	\$175,000	\$173,500	- 0.9%	\$168,000	\$178,000	+ 6.0%
Average Sales Price*	\$177,892	\$180,742	+ 1.6%	\$173,290	\$186,044	+ 7.4%
Percent of List Price Received*	98.1%	97.5%	- 0.6%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	175	121	- 30.9%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

* 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.

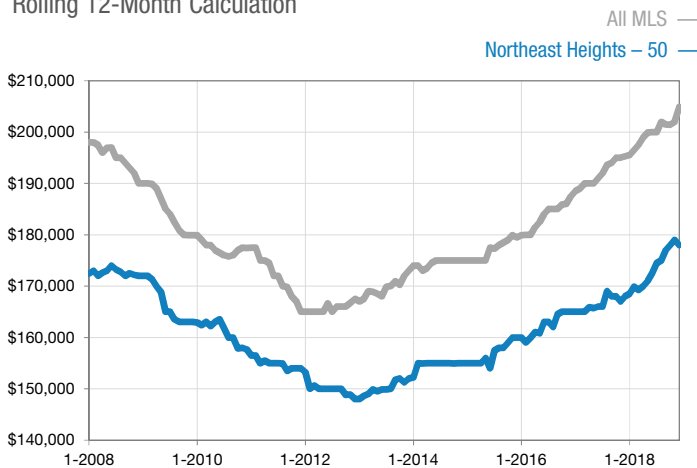
Single-Family Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	9	8	- 11.1%	136	129	- 5.1%
Pending Sales	10	8	- 20.0%	98	97	- 1.0%
Closed Sales	12	6	- 50.0%	96	94	- 2.1%
Days on Market Until Sale	43	89	+ 107.0%	40	41	+ 2.5%
Median Sales Price*	\$147,063	\$146,000	- 0.7%	\$149,950	\$160,500	+ 7.0%
Average Sales Price*	\$134,627	\$139,333	+ 3.5%	\$145,665	\$157,098	+ 7.8%
Percent of List Price Received*	97.6%	95.7%	- 1.9%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

* 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.

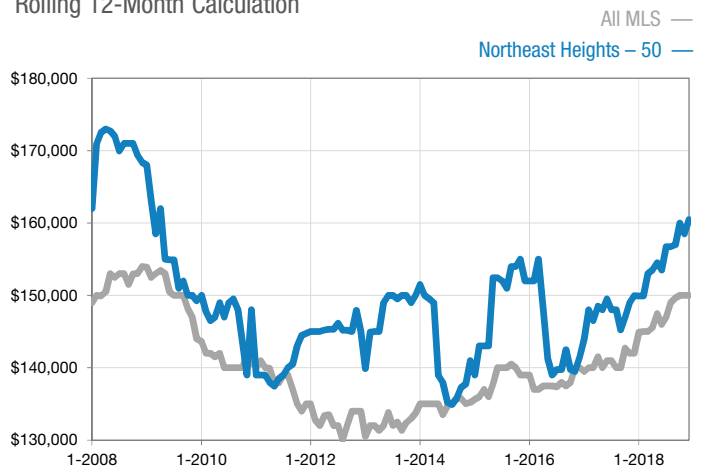
Median Sales Price - Single-Family Detached

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.