

# Local Market Update for December 2018

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



## 87111

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	37	40	+ 8.1%	1,037	988	- 4.7%
Pending Sales	40	35	- 12.5%	743	729	- 1.9%
Closed Sales	48	54	+ 12.5%	753	739	- 1.9%
Days on Market Until Sale	77	52	- 32.5%	46	40	- 13.0%
Median Sales Price*	\$276,250	<b>\$276,500</b>	+ 0.1%	\$277,800	<b>\$280,000</b>	+ 0.8%
Average Sales Price*	\$346,275	<b>\$342,620</b>	- 1.1%	\$340,668	<b>\$342,338</b>	+ 0.5%
Percent of List Price Received*	97.0%	<b>97.6%</b>	+ 0.6%	97.5%	<b>97.7%</b>	+ 0.2%
Inventory of Homes for Sale	134	108	- 19.4%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--

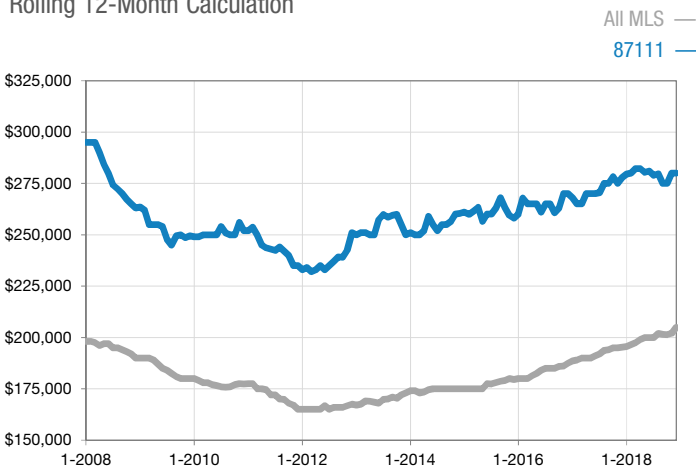
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	10	10	0.0%	235	230	- 2.1%
Pending Sales	10	9	- 10.0%	177	176	- 0.6%
Closed Sales	13	15	+ 15.4%	178	180	+ 1.1%
Days on Market Until Sale	47	31	- 34.0%	45	34	- 24.4%
Median Sales Price*	\$166,000	<b>\$165,000</b>	- 0.6%	\$180,000	<b>\$188,000</b>	+ 4.4%
Average Sales Price*	\$155,056	<b>\$195,600</b>	+ 26.1%	\$186,914	<b>\$195,698</b>	+ 4.7%
Percent of List Price Received*	98.2%	<b>97.9%</b>	- 0.3%	97.4%	<b>97.8%</b>	+ 0.4%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

\* 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.

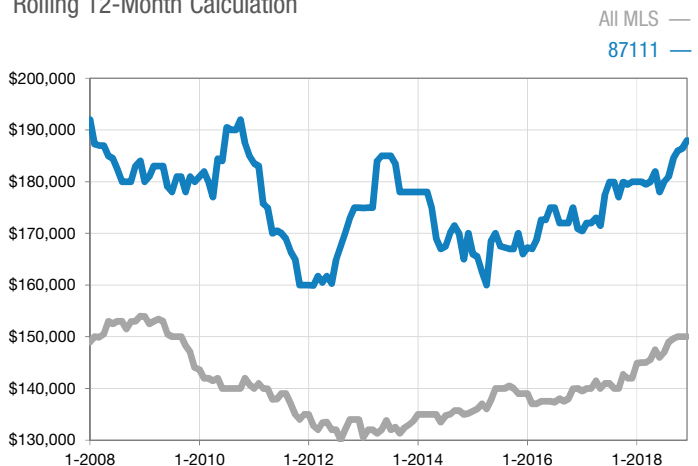
### Median Sales Price - Single-Family Detached

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.