

# Local Market Update for December 2018

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



## North Valley – 100

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

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	15	13	- 13.3%	355	310	- 12.7%
Pending Sales	17	10	- 41.2%	203	215	+ 5.9%
Closed Sales	16	15	- 6.3%	202	216	+ 6.9%
Days on Market Until Sale	67	104	+ 55.2%	54	55	+ 1.9%
Median Sales Price*	\$249,750	<b>\$276,900</b>	+ 10.9%	\$266,250	<b>\$272,400</b>	+ 2.3%
Average Sales Price*	\$364,773	<b>\$493,593</b>	+ 35.3%	\$379,126	<b>\$377,964</b>	- 0.3%
Percent of List Price Received*	96.0%	<b>98.9%</b>	+ 3.0%	96.3%	<b>98.0%</b>	+ 1.8%
Inventory of Homes for Sale	84	56	- 33.3%	--	--	--
Months Supply of Inventory	5.0	3.1	- 38.0%	--	--	--

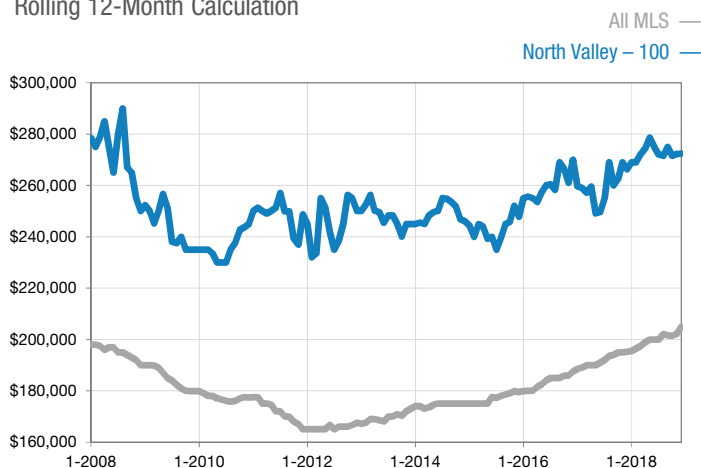
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	2	3	+ 50.0%	45	49	+ 8.9%
Pending Sales	1	1	0.0%	43	40	- 7.0%
Closed Sales	2	4	+ 100.0%	41	42	+ 2.4%
Days on Market Until Sale	15	37	+ 146.7%	33	26	- 21.2%
Median Sales Price*	\$122,700	<b>\$135,000</b>	+ 10.0%	\$128,525	<b>\$140,500</b>	+ 9.3%
Average Sales Price*	\$122,700	<b>\$134,500</b>	+ 9.6%	\$130,507	<b>\$148,438</b>	+ 13.7%
Percent of List Price Received*	97.7%	<b>97.8%</b>	+ 0.1%	97.0%	<b>98.5%</b>	+ 1.5%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--

\* 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.

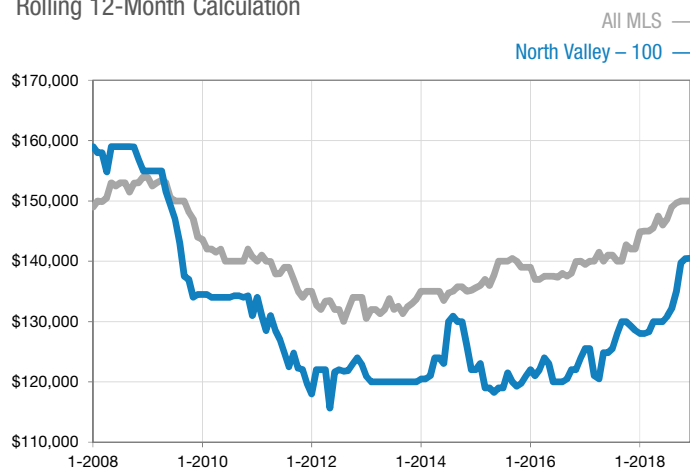
### Median Sales Price - Single-Family Detached

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.