

Local Market Update for December 2018

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



87120

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	70	76	+ 8.6%	1,495	1,545	+ 3.3%
Pending Sales	64	73	+ 14.1%	992	1,109	+ 11.8%
Closed Sales	76	63	- 17.1%	997	1,089	+ 9.2%
Days on Market Until Sale	56	55	- 1.8%	48	46	- 4.2%
Median Sales Price*	\$214,500	\$218,000	+ 1.6%	\$200,000	\$207,500	+ 3.8%
Average Sales Price*	\$235,572	\$245,049	+ 4.0%	\$225,419	\$234,036	+ 3.8%
Percent of List Price Received*	97.8%	98.3%	+ 0.5%	98.1%	98.4%	+ 0.3%
Inventory of Homes for Sale	247	222	- 10.1%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--

* 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.

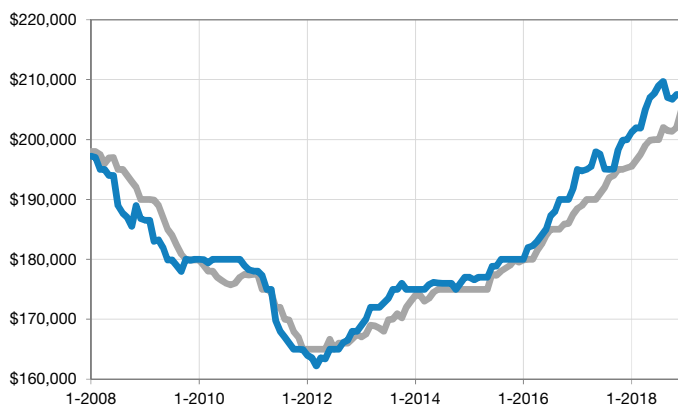
Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	4	8	+ 100.0%	213	190	- 10.8%
Pending Sales	4	11	+ 175.0%	167	160	- 4.2%
Closed Sales	14	7	- 50.0%	173	153	- 11.6%
Days on Market Until Sale	24	20	- 16.7%	40	34	- 15.0%
Median Sales Price*	\$129,000	\$140,000	+ 8.5%	\$128,000	\$134,000	+ 4.7%
Average Sales Price*	\$142,488	\$131,071	- 8.0%	\$137,336	\$142,137	+ 3.5%
Percent of List Price Received*	98.2%	95.4%	- 2.9%	98.0%	97.8%	- 0.2%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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

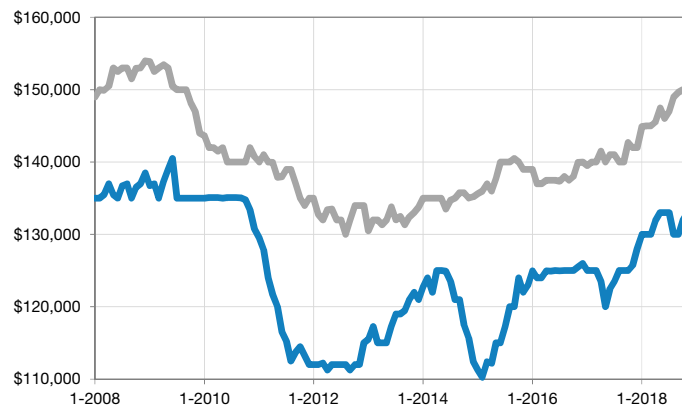
All MLS —
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Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation

All MLS —
87120 —



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.