

Local Market Update for December 2018

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	5	14	+ 180.0%	281	289	+ 2.8%
Pending Sales	9	11	+ 22.2%	186	185	- 0.5%
Closed Sales	18	11	- 38.9%	192	186	- 3.1%
Days on Market Until Sale	26	74	+ 184.6%	45	56	+ 24.4%
Median Sales Price*	\$118,750	\$227,000	+ 91.2%	\$178,000	\$209,750	+ 17.8%
Average Sales Price*	\$161,276	\$273,045	+ 69.3%	\$225,228	\$237,354	+ 5.4%
Percent of List Price Received*	96.5%	96.2%	- 0.3%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	47	43	- 8.5%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

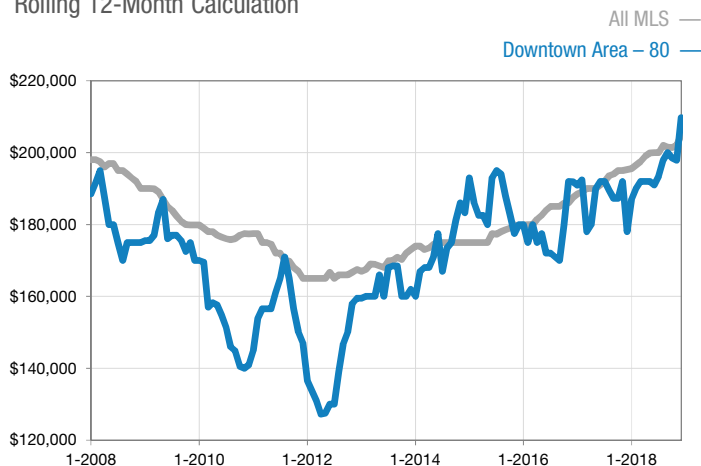
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	December			Year to Date		
Key Metrics	2017	2018	Percent Change	Thru 12-2017	Thru 12-2018	Percent Change
New Listings	8	5	- 37.5%	157	120	- 23.6%
Pending Sales	3	2	- 33.3%	73	66	- 9.6%
Closed Sales	8	3	- 62.5%	79	64	- 19.0%
Days on Market Until Sale	81	99	+ 22.2%	57	67	+ 17.5%
Median Sales Price*	\$156,250	\$133,000	- 14.9%	\$195,204	\$174,000	- 10.9%
Average Sales Price*	\$174,018	\$147,333	- 15.3%	\$188,453	\$176,147	- 6.5%
Percent of List Price Received*	96.1%	100.3%	+ 4.4%	96.2%	96.1%	- 0.1%
Inventory of Homes for Sale	27	32	+ 18.5%	--	--	--
Months Supply of Inventory	4.4	5.8	+ 31.8%	--	--	--

* 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.

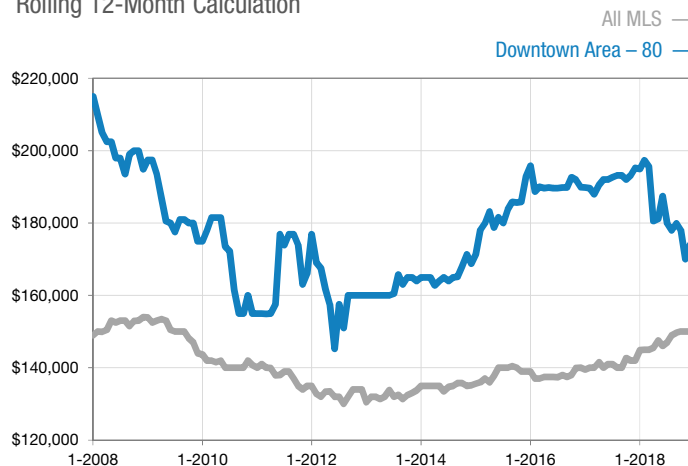
Median Sales Price - Single-Family Detached

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.